Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF ~~SUMNER~~ Davidson
The actual consideration or value, whichever is greater, for this transfer is $125,500.00

Carl Tiesl
Affiant

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Subscribed and sworn to before me, this 16th day of December, 2011.

Dana Delworth
Notary Public
My commission expires: 01/07/2013

05-1110-65394

Address of New Owner:	Send Tax Bills to:	Tax Information
Ricky Beard 2788 Windcrest Trail Antioch TN 37013	Primelending 18111 Preston Road, Suite 900 Dallas, TX 75252	150-16-0A-092.00 CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Azil Parker and husband, Johnnie Parker, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Ricky Beard, unmarried, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 103, on the Plan of Windhaven Shores, of record in Plat Instrument No. 20031210-0176853, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Azil Parker and wife, Johnnie Parker by deed from Classic Homes BOS, LP, dated August 31, 2004, recorded September 10, 2004 in Instrument No. 20040910-0109789, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 2788 Windcrest Trail, Antioch, TN 37013

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BILL GARRETT, Davidson County
Trans:T20110080783 DEEDWARR
Recvd: 12/21/11 10:53 2 pgs
Fees:13.00 Taxes:464.35
20111221-0099627

WITNESS my hand this 16th day of December, 2011.

Azil Parker

Johnnie Parker

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Azil Parker and Johnnie Parker, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Hendersonville, TN, this 16th day of December, 2011.

State of Tennessee at Large

My Commission expires

11-22-2014

PAIGE B. MAYERCIK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD