This space for Register's Office:

PREPARED BY (AND RETURN TO)
Robert W. Rutherford, Attorney at Law
Serenity Title & Escrow, LLC
565 Willow Hill Circle #3
Murfreesboro, TN 37127

BILL GARRETT, Davidson County
Trans:T20120008059 DEEDWARR
Recvd: 02/02/12 11:11 2 pgs
Fees:13.00 Taxes:599.40
20120202-0009486

ADDRESS NEW OWNER:
Michael Stylers & Teia Styers
572 Whispering Hills Drive
Nashville, TN 37211

SEND TAX BILLS TO:
Magna Bank
383 Johnny Cash Parkway
Hendersonville, TN 37075

Map & Parcel No. 147.11-0-84.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

For the consideration of Ten Dollars ($10.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged **Marc J. Long,** hereinafter called the **Grantor,** does hereby convey unto **Michael Styers and wife, Teia Styers,** hereinafter called the **Grantees,** all right, title, interest, claim, or lien in and/or to that certain real property parcel of land, and any improvements and/or appurtenances thereto, situated and located in Davidson County, State of Tennessee, and legally described as:

Being Lot No. 408 on the Plan of Whispering Hills, Section II-C, of record in Plat Book 2663, Page 66 and 67, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Marc J. Puryear on March 30, 2004 by Warranty Deed of record in Instrument No. 20040331-0035941, Register's Office for Davidson County, Tennessee.

Marc J. Puryear is now known as Marc J. Long pursuant to Order of Name Change filed in the Seventh Circuit Court for Davidson County, Tennessee on February 10, 2010. Stephanie Long joins in this conveyance to convey any marital rights she may have in the subject property.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances and health department regulations that may affect the premises.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantees 2) All restrictions of record 3) All easements of record 4) All visible easements 5) All matters appearing on the plat of record; 6) All applicable government and zoning regulations; 7) If the property is supplementally assessed due to any improvements or changes in tax base, Grantee shall be responsible for any additional taxes due. 8) Grantor shall be responsible for any rollback taxes.

This is improved property known as: 572 Whispering Hills Drive, Nashville, TN 37211

Property taxes have been prorated between the Grantor and Grantee herein as of the date of this conveyance. All future taxes are the sole responsibility and liability of the Grantee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions and (5) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR(s) COVENANT(s) with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR(s) FURTHER COVENANT(s) and bind Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

And I/we do warrant the title against all persons whomsoever, subject only to those encumbrances or liens of record, or as above set forth, if any.

IN WITNESS WHEREOF, I/We have hereunto set my/our hand(s) and seal(s) this 31st day of January, 2012.

Marc J. Long

Stephanie Long

STATE OF Tennessee
County of Williamson

BEFORE ME, the undersigned authority, on this day personally appeared Marc J. Long and Stephanie Long known to me to be the persons whose names are subscribed to the foregoing document, (or proved to me based on satisfactory evidence) who on oath stated to me that they executed the same for the purposes and consideration therein expressed, and acknowledged the same to be their free act and deed.

SUBSCRIBED AND SWORN TO BEFORE ME this 31st day of January, 2012.

Notary Public in and for the
State of Tennessee

KIMBERLY HARGROVE
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 6/18/12

STATE OF Tennessee
COUNTY OF Williamson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $162,000.00.

Affiant

Sworn and subscribed before me on January 31, 2012.

Notary Public

My Commission Expires : 4/6/13

LARRY N. WESTBROOK
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN