THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Williamson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 182,300.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF March 2012 Notary Public MY COMMISSION EXPIRES: 12-10-12 (AFFIX SEAL)

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 410
Nashville, TN 37203

HILLARY TORRENCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ryan Beeler	Prime Lending, A Plains Capital Co.	MAP 126-15-B
205 Somerhill Ct	1811 Preston Rd. Ste. 900	PARCEL 177.00CO
Nashville, TN 37221	Dallas, Tx 75252	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Joshua Copenhaver, an unmarried man**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ryan Beeler and wife, Christina Beeler**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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. 9 on the Plan of Section Two, Lexington Point Subdivision, of record in Instrument No. 20010515-0049954, Registers Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Joshua Copenhaver by deed from Mindy L. Viana Carroll, married, of record in Instrument No. 20050909-0108562, Registers Office for Davidson County, Tennessee, dated August 31, 2005.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is ( ) UNIMPROVED
(X) IMPROVED property known as **205 Somerhill Ct, Nashville, TN 37221.**

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 and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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:T20120017991 DEEDWARR
Recvd: 03/12/12 11:21 2 pgs
Fees:13.00 Taxes:674.51
20120312-0021218

Witness my hand( ) this the 28th day of February, 2012.

Joshua Copenhaver

STATE OF North Carolina

COUNTY OF ~~Guilford~~ Randolph

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Joshua Copenhaver** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that Joshua Copenhaver executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 28th day of February, 2012.

My Commission expires: 11-27-2012

Shelly C Arsenault
Notary Public
Shelly C Arsenault

11-27-2012

2-28-12

SHELLY C. ARSENAULT
NOTARY PUBLIC
RANDOLPH COUNTY, NC
MY COMMISSION EXPIRES 11-27-2012

Return To: Bell & Alexander Title Services
8110 Isabella Lane Ste. 200
Brentwood, TN 37027