This Instrument Prepared By:
**Thomas I. Bottorff, Attorney**
**155 Franklin Road, Suite 120**
**Brentwood, Tennessee 37027**

**ADDRESS NEW OWNER:**
**Susan E. Karber**
**2816 Hody Drive**
**Nashville, Tennessee 37206**

BILL GARRETT, Davidson County
Trans:T20120034712 DEEDWARR
Recvd: 05/10/12 14:21 3 pgs
Fees:18.00 Taxes:777.00
20120510-0040727

**SEND TAX BILL TO:**
**Mortgagee**

**MORTGAGEE:**
SWBC Mortgage Corporation
9311 San Pedro, Suite 100
San Antonio, TX 78216

**MAP** 83-15
**GROUP**
**PARCEL** 142.00

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Houston Little, III,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Susan E. Karber, an unmarried woman and Susan K. Steckel, an unmarried woman, as joint tenants with rights of survivorship,** 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. 161 on the Plan of Map of Fortland Park, Section 1, of record in Book 2663, page 61, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Houston Little, III, by deed dated November 22, 2011 from David W. Dickerson, Trustee, and his successors in trust of the Nancy B. Dickerson Living Trust Agreement dated 08/09/2010 of record in Instrument no. 20111128-0092410, Register's Office for Davidson County, Tennessee.

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 further made subject to real property taxes for 2012 and subsequent years.

This is **improved** property known as **2816 Hody Drive, Nashville, Tennessee 37206.**

***Said Property was never occupied as a primary residence by Grantor.**

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, GRANTOR does covenants with the said GRANTEES that he 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; and, GRANTOR, does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and 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.

WITNESS my hand this the 21st day of **May, 2012.**

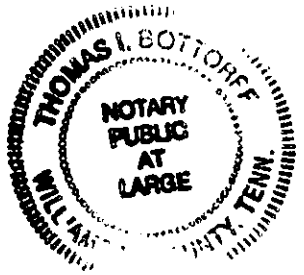
**Houston Little, III**

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Houston Little, III, unmarried**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 4th day of May, 2012.

Thomas I. Bottorff
NOTARY PUBLIC



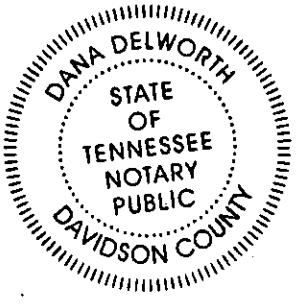

My Commission Expires: 11/24/2013

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

The actual value or consideration, whichever is greater, for this transfer is $210,000.00.

AFFIANT

Subscribed and sworn to before me on this 7th day of May, 2012.




~~Thomas I. Bottorff~~
NOTARY PUBLIC

My Commission Expires: ~~11/24/2013~~

My Commission Expires
January 7, 2013