THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Davidson
Bankers Title & Escrow Corp. 5107 Maryland Way, Ste. 115 Brentwood, TN 37027	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 184,000.00.
BILL GARRETT, Davidson County Trans:T20130001408 DEEDWARR Recvd: 01/07/13 09:09 2 pgs Fees:13.00 Taxes:680.80 20130107-0001637	Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 28th DAY OF December, 2012. Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

DAVID R. A. HOETGER NOTARY PUBLIC TENNESSEE My Comm Exp. July 21, 2013 COUNTY OF WILLIAMSON

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carlos Zapata	New Owner	MAP & PARCEL
177 Bell Road		136-00-0-129.00
Nashville, TN 37217		
(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, **Susan Moss Thomas, unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Carlos Zapata**

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, described as follows:

Beginning at a poin in the west margin of Bell Road, being the northeast corner of this tract; thence North 80 deg. 4 min. West 346.95 feet to a point; thence South 46 deg. 55 min. 10 sec. West 210.82 feet to a point; thence in a line with the radius of 579, a distance of 316.97 feet to a point; thence North 78 deg. 17 min 8 sec. East 119.80 feet to a point; thence South 3 deg. 57 min. West 48.53 feet to a point; thence South 86 deg. 31 min East 51.96 feet to a point; thence South 2 deg. 44 min. West 21.73 feet to a point; thence South 87 deg. 16 min. East 166.00 feet to a point in the west margin of Bell Road; thence with the westerly marginof Bell Road 418.25 feet to a point of beginning, and containing 3.9 acres, more or less.

Being the same property conveyed to Susan Moss Thomas by deed from Coyote W. McCloud of record in Instrument No. 20050517-0055640, Register's Office for Davidson County, Tennessee, dated April 29, 2005 and recorded on May 17, 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 **177 Bell Road, Nashville, TN 37217.**

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.

Witness my hand this the 28th day of December, 2012.

Susan Moss Thomas by
Nancy Hamlett, attorney in fact

Susan Moss Thomas
BY: Nancy Hamlett, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Nancy Hamlett** 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_____ executed the within instrument of the purposes therein contained.

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

My Commission expires 1/7/13

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Nancy Hamlett** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of **Susasn Moss Thomas**, as her Attorney in Fact, as the free act and deed of the within named **Susan Moss Thomas**.

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

My Commission expires 1/7/13

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public