THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE
Bankers Title & Escrow Corp. 5107 Maryland Way, Ste. 115 Brentwood, TN 37027	COUNTY OF Williamson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 53,300.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF January, 2013. Notary Public MY COMMISSION EXPIRES: 9-8-13 (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans: T20130004207 DEEDWARR
Recvd: 01/16/13 08:07 2 pgs
Fees: 13.00 Taxes: 197.21
20130116-0004944

JANICE W. COLLINS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Melad Sawiers	New Owner	MAP 136-14-0
1012 Carla Court		PARCEL 227
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, **Stephanie J. Bean, unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Melad Sawiers and wife, Kathy Sawiers**

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, and being known as Lot No. 158-B on the Plan of Zone Lot Division Harbor Gate Subdivision, Section II, of record in Book 6900, Page 17, Register's Office for said County. Said Lot fronts 42.88 feet on the Southerly margin of Carla Court and extends back 138.19 feet on the Westerly line and 123.74 feet on the Easterly line to a line in the rear, measuring 43.0 feet thereon.

Being the same property conveyed to Stephanie J. Bean by deed from Veterans Affairs of record as Instrument No. 20061211-0152244, in the Register's Office for Davidson County, Tennessee, dated December 8, 2006 and recorded on December 11, 2006.

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 **1012 Carla Court, 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 14th day of January, 2013.

Stephanie J. Bean BY Ray Dee Stanard, III ATTORNEY IN FACT
Stephanie J. Bean by Ray Dee Stanard, II, 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 **Ray Dee Stanard, III** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of **Stephanie J. Bean**, as her Attorney in Fact, as the free act and deed of the within named **Stephanie J. Bean**.

Witness my hand and official seal this the 14th day of January, 2013.

My Commission expires March 8, 2016

Notary Public

R. L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE