THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF WILLIAMSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 209,900.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF March 2013. Notary Public MY COMMISSION EXPIRES: 7-22-14 (AFFIX SEAL)

Bankers Title & Escrow Corp.
5107 Maryland Way, Ste. 115
Brentwood, TN 37027

AMY FREDRICKSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kevin Hyer	Pinnacle Bank	MAP 181-3-A
7216 Santeelah Way	150 3rd Ave. S. Suite 900	PARCEL 149.00CO
Antioch, TN 37013	Nashville TN 37201	
(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, **Zanetta L. Newbern, a single woman**

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

Kevin Hyer and wife, Valeria Hyer

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. 149 on the Plan of Indian Creek Estates, Section Three of record in Plat Book 9700, Page 817, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Zanetta L. Newbern by Quitclaim Deed from Sedrik R, Newbern of record in Instrument No. 20030218-0020723, dated February 18, 2003, recorded February 18, 2003, in the Register's Office for Davidson County, Tennessee. Pursuant to Final Decree of Divorce, In The Fourth Circuit Court for Davidson County, Tennessee at Nashville, Case No. 02D-2640, styled Sedrik Newbern v. Zanetta Lynn Newbern.

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 **7216 Santeelah Way, Antioch, TN 37013.**

BILL GARRETT, Davidson County
Trans: T20130019246 DEEDWARR
Recvd: 03/08/13 14:11 2 pgs
Fees: 13.00 Taxes: 776.63

20130308-0023455

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 22nd day of February, 2013.

Zanetta L. Newbern

Zanetta L. Newbern

STATE OF PA
COUNTY OF Montgomery

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Zanetta L. Newbern** 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 she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 22 day of February, 2013.

My Commission expires: Mar 2 2013

Henrietta H Rotelle
Notary Public

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Henrietta H. Rotelle, Notary Public
Upper Gwynedd Twp., Montgomery County
My Commission Expires March 2, 2013
Member, Pennsylvania Association of Notaries

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