Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Avenue, Suite 102
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20130030484 DEEDWARR
Recvd: 04/15/13 10:23 2 pgs
Fees:13.00 Taxes:472.68
20130415-0036938

03-1303-37925

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $127,750.00

Sheena C. Dixon
Affiant

Subscribed and sworn to before me, this 10th day of April, 2013.

Notary Public
My commission expires: 10/18/16

ADAM G. LaFEVOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Address of New Owner:	Send Tax Bills to:	Tax Information
Sheena Dixon 3243 Harpeth Springs Dr Nashville, TN 37221	Franklin American Mortgage Co. 501 Corporate Centre Dr. Suite 400 Franklin, TN 37067	141-06-0-D-131.00CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Jaclynn Wyatt, now Beebe, married**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Sheena C. Dixon, an unmarried woman**, hereinafter called the Grantees, their successors 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 Unit No. 131, on the Plan of Riverbridge Community, A Planned Unit Development, of record in Instrument o. 20030213-0019999, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to Beazer Homes Corp., DBA Phillips Builders, a Tennessee Corporation by deed from The Vanderbilt University, a Tennessee not for profit corporation, dated September 10, 2002, recorded September 12, 2002, of record in Instrument No. 20020912-0110994, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Jaclynn Wyatt, unmarried, by deed from Beazer Homes Corp., DBA Phillips Builders, a Tennessee Corporation, dated March 30, 2004, recorded April 5, 2004, of record in Instrument No. 20040405-0038064, Register's Office for Davidson County, Tennessee. Jaclynn Wyatt having since married, and is now known as Jaclynn Wyatt Beebe.

Joe Beebe, the spouse of the grantor, joins in this conveyance to convey any marital interest, if any, in the subject property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 3243 Harpeth Springs Dr., 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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 10th day of April, 2013.

Jaclynn Wyatt Beebe

Joe Beebe

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jaclynn Wyatt Beebe and Joe Beebe, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 10th day of April, 2013.

State of Tennessee at Large

KIMBRA SPANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission expires: 3/4/15