Prepared by:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Parkway W Suite 103
Smyrna, TN 37167

PAIGE B. MAYERCIK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
The actual consideration or value, whichever is greater, for this transfer is $160,000.00

Affiant

Subscribed and sworn to before me, this 24th day of May, 2013.

Notary Public
My commission expires: 11/22/14

04-1304-54681

Address of New Owner:	Send Tax Bills to:	Tax Information
Ben Avery 112.00-CO 5064 English Village Drive Nashville TN 37211	First Community Mortgage Inc 275 Robert Rose Dr Murfreesboro, TN 37129	161-10-0-A- 112.00

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, Evan H. Shaver and Rachel M. Shaver, husband and wife, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Ben P. Avery, an unmarried person and Jenna L. Stanfill, an unmarried person, as joint tenants with rights of survivorship, 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 Lot No. 176, on the Plan of Phase Two, Villages of Brentwood, of record in Book 6250, Page 169, as amended by Surveyor's Certification of Correction of record in Book 8484, Page 140 (erroneously omitted on prior deed), Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Evan H. Shaver and Rachel M. Shaver, husband and wife by deed from Amanda Jones Swiercz and Michael Swiercz, wife and husband, dated August 31, 2010, recorded September 7, 2010, of record in Instrument No. 20100907-0071062, Register's Office for Davidson County, Tennessee.

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 5064 English Village Drive, Nashville, TN 37211

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.

BILL GARRETT, Davidson County
Trans:T20130045010 DEEDWARR
Recvd: 05/30/13 12:14 2 pgs
Fees:13.00 Taxes:592.00
20130530-0054480

WITNESS my hand this 24th day of May, 2013.

Evan H. Shaver

Rachel M. Shaver

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Evan H. Shaver and Rachel M. Shaver, 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 Smyrna, TN, this 24th day of May, 2013.

Paige B. Mayercik
State of Tennessee at Large

My Commission expires 11/22/14

PAIGE B. MAYERCIK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD