THIS INSTRUMENT WAS PREPARED BY Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 410 Nashville, TN 37203	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 360,000.00. Stephanie A. Morgan Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3 DAY OF July, 2013. Notary Public MY COMMISSION EXPIRES: 1-9-16 (AFFIX SEAL)

BOX 50-B
PREPARED BY: BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203
RETURN TO:

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN.

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stephanie A. Morgan and Eric C. Leaver	Ark La Tex Financial Services	
2811 Belcourt Avenue	5160 Tennyson Pkwy, Ste 2000 W	104-07-0-108.00
Nashville, TN 37212	Plano, TX 75024	
(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, **Casey N. King, unmarried,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Stephanie A. Morgan and Eric C. Leaver, wife and husband,**

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. 6 on the Plan of Fairfax Place, Block 3 of record in Plat Book 547, Page (s) 137B and 138B, 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 Casey N. King by Warranty Deed from John Christopher Anderson and wife, Kristen Noel Murphy, n/k/a Kristen Murphy Anderson of record at Instrument No. 20020531-0066077, dated May 30, 2002 and recorded on May 31, 2002, in the Register's Office for Davidson County, Tennessee.

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 **2811 Belcourt Avenue, Nashville, TN 37212.**

BILL GARRETT, Davidson County
Trans:T20130057626 DEEDWARR
Recvd: 07/05/13 17:45 2 pgs
Fees:13.00 Taxes:1332.00
20130705-0070037

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 27 day of June, 2013.

Casey N. King

STATE OF NEW YORK
COUNTY OF NEW YORK

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Casey N. King** 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 he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 27 day of June, 2013.

My Commission expires:

YING TAO LIN
Notary Public - State of New York
No. 01LI6218090
Qualified in Kings County
My Commission Expires Feb. 22, 2014

Notary Public