THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corp. 5107 Maryland Way, Ste. 115 Brentwood, TN 37027	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 365,000.00. Carmen Coats Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF October, 2013. Notary Public MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

ANNE MARIE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires August 23, 2016

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ryan Heath Carver	SWBC Mortgage Corporation	MAP & PARCEL
501 Green Apple Turn	9311 San Pedro Ave., Ste. 100	171-08-0-025.00
Brentwood, TN 37027	San Antonio, TX 78216	
(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, **David W. Talley, unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ryan Heath Carver, an unmarried man**

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. 19 on the Plan of Saddlewood, 2nd Civil District of record in Plat Book 5200, Page 128, 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 David W. Talley and wife, Marie M. Stapp Talley by Warranty Deed from H & B Development Co., a partnership composed of Robert N. Hutcheson and M. Douglas Brown of record in Book 5464, Page 975, Register's Office for Davidson County, Tennessee, dated July 13, 1979 and recorded on July 13, 1979. Said Marie M. Stapp Talley having since died.

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 **501 Green Apple Turn, Brentwood, TN 37027.**

BILL GARRETT, Davidson County
Trans:T20130088936 DEEDWARR
Recvd: 10/15/13 15:44 2 pgs
Fees:13.00 Taxes:1350.50
20131015-0107837

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 11th day of October, 2013.

David W. Talley by Jennifer T. Hart as Attorney in Fact

David W. Talley
By: Jennifer T. Hart, 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 **Jennifer T. Hart** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of **David W. Talley**, as his Attorney in Fact, as the free act and deed of the within named **David W. Talley**.

Witness my hand and official seal this the 11th day of October, 2013.

My Commission expires 10/18/2016

Notary Public

SAMUEL F. ANDERSON
STATE
OF
TENNESSEE
NOTARY
PUBLIC
DAVIDSON COUNTY