This instrument prepared by and return to:

Attorney at Law
PERRIE & ASSOCIATES, LLC
1616 WESTGATE CIRCLE
BRENTWOOD, TN 37027

File # 152191TN

BILL GARRETT, Davidson County
Trans:T20150102321 DEEDWARR
Recvd: 12/03/15 10:53 3 pgs
Fees:18.00 Taxes:708.55
20151203-0121888

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Stephen Michael Winters	**Franklin American Mortgage Company**	**173110A07600CO**
809 Garrett Way Court	**6100 Tower Circle, Suite 600**	
Antioch, TN 37013	**Franklin, TN 37067**	

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee and other good and valuable considerations, the receipt of which is hereby acknowledged, **Global Outreach Development International**, hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey unto **Stephen Michael Winters and Taylor Winters, husband and wife** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 55 on the Plan of Section Three, Stanford Village of record in Instrument No. 20011217-0139079, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Tara Garner and Greg Garner, wife and husband from Beazer Homes Corp., DBA Phillips Builders, by deed dated 09/23/2002, filed for record 09/27/2002, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Global Outreach Development International from Tara Garner and Greg Garner, wife and husband, by quitclaim deed dated 09/10/2015, filed for record on 09/15/2015 in the Register's Office for Davidson County, Tennessee.

SUBJECT TO THE FOLLOWING:

1. 2016 taxes are a lien and will be the responsibility of the Grantees for payment of said taxes.
2. Subject to any and all building and zoning regulations of City, County and State.
3. Subject to any and all easements which may affect the within described property.

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 **Global Outreach Development International** does covenant with the said Grantees that it is lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND **Global Outreach Development International** further covenants and binds its 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.

This is property is known as: **809 Garrett Way Court, Antioch, TN 37013**.

Executed on this 1st day of December. 2015.

Global Outreach Development International

By: _____

Michael Davis
Chief Financial Officer

State of Tennessee
County of Davidson

Before me, the undersigned, a Notary Public of the state and county mentioned, personally appeared Michael Davis , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Chief Financial Officer of Global Outreach Development International, the within named bargainor, a corporation, and that (s)he as such executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as Chief Financial Officer.

Witness my hand this 1st day of December, 2015.

_____
NOTARY PUBLIC

TISHA C BALDWIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 1-8-19

My Commission Expires: 1-8-19

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $191,500.00.

Taylor Walters

Affiant

Sworn to and subscribed to me, the undersigned, this 1st day of December, 2015.

Notary Public

My Commission Expires: 1-8-19

TISHEC C BALDWIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 1-8-19