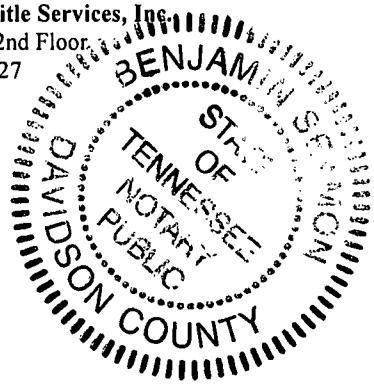
This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is ~~$348,750.00~~ $.

Affiant

Subscribed and sworn before me this the 17th day of November, 2015.

Notary Public
My commission expires: 9-10-2018

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Christopher A. Fabiani	SWBC Mortgage	172-14-0A-085.00-CO
5132 Village Trace	9311 San Pedro Ave Suite 100	
Nashville, TN 37211	San Antonio, TX 78216	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, RYAN D. MIRE AND FELICITE L. MIRE, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to CHRISTOPHER A. FABIANI AND EMILIE E. FABIANI, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 32 on the Plan of Section Two, Wexford Downs, R20 Residential P.U.D. of record in Plat Book 9700, Page (s) 593 and 594, 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 Ryan D. Mire and Felicite L. Mire, husband and wife by Warranty deed from Beazer Homes Corp., a Tennessee corporation of record in Instrument No. 20020621-0074933 Register's Office for Davidson County, Tennessee, dated June 20, 2002 and recorded on June 21, 2002.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1605 Braebury Circle, 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/or assigns, forever. Grantors covenant with Grantees that Grantors 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. 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 successors, 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:T20150102342 DEEDWARR
Recvd: 12/03/15 11:26 2 pgs
Fees:13.00 Taxes:1290.38
20151203-0121919

RDM by FLM, AIF

FLM

Witness my hand this the 17th day of November, 2015.

Ryan D. Mire by Felicite L. Mire his attorney in fact
Ryan D. Mire
By Felicite L Mire As Attorney In Fact

Felicite L. Mire
Felicite L Mire

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Felicite L. Mire, 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 and official seal this 17th day of November, 2015.

My commission expires:
9-10-2018

Notary Public

BENJAMIN SEAMON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF _____
COUNTY OF _____

On this 17th day of November, 2015, before me, the undersigned Notary Public in and for said County and State, personally appeared Felicite L. Mire with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Ryan D. Mire, by Specific Power of Attorney dated November 14, 2015, and who acknowledged that he executed the same as the free act and deed of Ryan D. Mire.

Witness my hand and official seal this 17th day of November, 2015.

My Commission Expires:
9-10-2018

Notary Public

BENJAMIN SEAMON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY