WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/25/04 11:27 2pgs
Fees:13.00 Taxes:314.50

20040325-0033775

ET-04-5042

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,000.00

Affiant

Subscribed and sworn to before me, this 22nd DAY OF March, 2004.

Notary Public

MY COMMISSION EXPIRES: 2-19-06
(AFFIX SEAL)

ASHLEY N. FORD NOTARY PUBLIC AT LARGE WILSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
MARY FRANCES RUDY, ATTORNEY AT LAW
2000 GLEN ECHO ROAD, SUITE 209
NASHVILLE, TENNESSEE 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nathan Carman and Amy Carman, married	owner	
(NAME)	(NAME)	
118 Thistle Lane		086-14-O-A-118.00
(ADDRESS)	(ADDRESS)	
Hermitage, Tennessee 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we MONICA ANN DION,* married* hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto NATHAN CARMAN AND AMY CARMAN, MARRIED, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 118 on the Plan of Hermitage Meadows Subdivision, Stage One, as of record in Book 5200, Page 507, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Monica Ann Dion by deed from Michelle D. Davis and husband, Dayle P. Davis, dated June 25, 1995 as of record in Book 11575, Page 104, Register's Office for Davidson County, Tennessee.

Restrictive Convenants of record in Deed Book 6034, Page 365, Register's Office of said County.

Subject to By Laws as of record in Book 6034, Page 383 amended in Instrument Number 20010327-0029002, Register's Office for Davidson County, Tennessee.

Subject to Charter as of record in Book 6034, Page 376 amended in Book 7466, Page 25, Register's Office for Davidson County, Tennessee.

Common Area Deed as of record in Book 6209, Page 548 and Book 6158, Page 931, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all restrictions and easements of record if any.

Samuel E. Stansberry joins in this conveyance to convey any and all rights he may have in this property by virtue of his marriage to Monica Ann Dion.

unimproved ( )
This is improved (X) property, known as 118 Thistle Lane, Hermitage, Tennessee 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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/our hand(s) this 22nd day of March, 2004.

Monica Ann Dion

Samuel E. Stansberry

STATE OF Tennessee
COUNTY OF Davidson

**and Samuel E. Stansberry, husband of Monica Ann Dion,

Personally appeared before me, , a Notary Public in and for said County and State, the within named Monica Ann Dion**, the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Hermitage, Tennessee, this 22nd day of March, 2004.

My Commission Expires: 2-19-08

ASHLEY N. FORD NOTARY PUBLIC AT LARGE WILSON COUNTY, TN

Notary Public

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, _____, a Notary Public within and for said County and State aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the 22nd day of March, 2004.

My Commission Expires _____

_____
Notary Public

RETURN TO:

EXECUTIVE TITLE LLC

2520 N. Mt. Juliet Road
Mt. Juliet, TN 37122

MARY FRANCES RUDY

ATTORNEY - AT - LAW