File No. 250802044

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/13/05 10:42 2 pgs
Fees:13.00 Taxes:458.43
20050913-0109799

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $123,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF AUGUST, 2005.

Notary Public

MY COMMISSION EXPIRES: 1-20-09
(AFFIX SEAL)

MARILYN PAINTER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney
Southern Title Services
4733 Andrew Jackson Pkwy., Suite 1C
Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Aaron M. Springer	Aaron M. Springer	Map 075-12-0A
(NAME) 5116 Greer Station Road	(NAME) 5116 Greer Station Road	Parcel 097.00
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Hermitage, TN 37076	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, we, **CarCar Development, Inc., a Tennessee Corporation,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Aaron M. Springer, unmarried**, HEREINAFTER CALLED THE GRANTEE, his 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 all of Lot No. 138, on the Plan of Section Two, Greer Meadows at Cedar Creek, as shown by plat appearing of record in Plat Book 9700, Page 601, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being part of the same property conveyed to CarCar Development Inc., a Corporation by Warranty Deed dated July 10, 2003 of record in Instrument No. 20030801-0109476, Register's Office for Davidson County, Tennessee.

Restrictive Covenants of record in Book 10802, Page 402; Sanitary Sewer Easement of record in Book 11497, Page 595; Grant of Easement of record in Book 7037, Page 853; Ingress/Egress Easement of record in Book 7031, Page 955; Easement for Retention Basin of record in Book 6513, Page 857; all matters shown on the plan of record in Plat Book 9700, Page 601; all in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 5116 Greer Station Road, Hermitage, TN 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 GRANTEE, his heirs and assigns forever; and it does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, unless otherwise herein set out; and it does further covenant and bind itself, its successors and or assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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.

Received at: 5h 26m, 9/8/2005

615-884-8862

Witness our hands this 8th day of September, 2005.

CarCar Development, Inc.

By: Dan Carlyle

Dan Carlyle, Secretary

STATE OF Hawaii

COUNTY OF Maui

Before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared Dan Carlyle, 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 Secretary of CarCar Development, Inc., the within named bargainor, a corporation, and that he as such Secretary, as duly authorized executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Secretary.

Witness my hand at office this 8th day of September, 2005.

Commission expires: May 23, 2007

Notary Public

Denton A. Johnson II

DENTON A. JOHNSON II NOTARY PUBLIC STATE OF HAWAII

File Number: 250802044

RETURN TO:

Southern Title Services

4733 Andrew Jackson Pkwy., Suite 1C

Hermitage, TN 37076

StoneGate Title, LLC
1749 Mallory Ln.
Suite 400
Brentwood, TN 37027

RECORDERS MEMO

LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED