WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of September, 2005.

Notary Public

MY COMMISSION EXPIRES: March 24, 2009.

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TN

PLEASE RETURN TO:
WARRANTY TITLE INSURANCE COMPANY
379 EAST MAIN STREET
HENDERSONVILLE, TN 37075

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 379 East Main Street
Hendersonville, Tennessee 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alfredo Herrera	Bank of America	
(NAME)	(NAME)	
1760 Aaronwood Drive	1400 Best Plaza Dr Ste 101	63-16-A-22
(ADDRESS)	(ADDRESS)	
Old Hickory, Tennessee 37138	Richmond, VA 23227	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20052788

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, Eddie R. Carter and wife, Shannon F. Carter**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Alfredo Herrera and wife, Silvia Herrera**, 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. :

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 52 on the plan of Hampton Park (formerly Chitwood Downs, a Planned Unit Development), as of record in Plat Book 6900, pages 550, 551 and 552, and corrected in Book 7462, page 445, and amended in Book 8181, page 112, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING all of the same property conveyed to Eddie R. Carter and Shannon F. Carter by Warranty Deed from Leslie H. King III, dated May 10, 2002, and filed of record in Book 20020522-0062134, Register's Office for Davidson County, Tennessee.

Property commonly known as 1760 Aaronwood Drive, Old Hickory, Tn 37138.

unimproved ☐

This is improved ☒ property, known as 1760 Aaronwood Dr., Old Hickory, TN 37138

(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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness our hands this 23rd day of September, 2005.

Davidson County DEEDWARR
Recvd: 10/05/05 15:04 2 pgs
Fees:13.00 Taxes:518.00
20051005-0120271

Eddie R. Carter

Shannon F. Carter

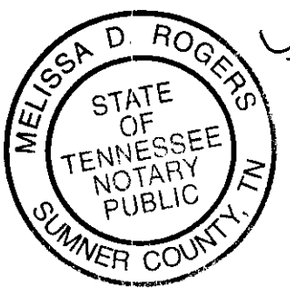
STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Eddie R. Carter and wife, Shannon F. Carter, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Eddie R. Carter and wife, Shannon F. Carter executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Springfield, Tennessee this 23rd day of September, 2005.

Commission expires: March 24, 2009



Melissa D. Rogers — Notary Public