This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6060275

Davidson County DEEDWARR
Recvd: 05/19/06 10:54 2 pgs
Fees:13.00 Taxes:534.65

20060519-0059053

Send Tax Bills To:
NEW OWNER

New Owner is:
Matthew S. Evans and Morgan Gunter
5957 Colchester Drive
Hermitage, TN 37076

MAP: 87-05-A
PARCEL: 50.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Sharon L. Caldwell and Steven M. Turock**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Matthew S. Evans , unmarried, and Morgan Gunter, unmarried, as Joint Tenants with right of survivorship** hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

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

Land in Davidson County, Tennessee, being Lot No. 103 on the Plan of Farmingham Woods, Phase II, Section I, of record in Plat Book 7900, page 306, Register's Office for said County.

Said Lot No. 103 fronts 40.20 feet on the southerly margin of Colchester Drive and extends back 125.00 feet on the easterly line and 125.00 feet on the westerly line to a dead line in the rear measuring 40.20 feet thereon.

Being the same property conveyed to Sharon L. Caldwell and Steven M. Turock, husband and wife by Warranty Deed from Robert Earl Hager and April M. Hager, husband and wife, dated 7/23/03, recorded 8/08/03, in Instrument No. 200308080113048, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

Easements and/or setback lines of record in Plat Book 7900, page 306, said Register's Office.

Restrictive covenants of record in Book 9006, page 409, Book 9006, page 414, Book 8702, page 528, Book 8447, page 635, Book 8238, page 176, Book 8351, page 533, Book 8423, page 784, and Book 8424, page 426, said Register's Office.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

Sellers Ints.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed

of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 18th day of May, 2006.

GRANTOR:

Sharon L. Caldwell

Steven M. Turock

ACKNOWLEDGMENT

STATE OF TENNESSEE)
COUNTY OF Williamson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Sharon L. Caldwell and Steven M. Turock**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 18th day of May, 2006.

Notary Public

PRISCILLA PARKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires November 14, 2009

My Commission Expires:

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual consideration or value, whichever is greater, for this transfer is $144,500.00.

Affiant

SWORN TO and subscribed before me this 18th day of May, 2006

NOTARY PUBLIC

PRISCILLA PARKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My commission expires:

My Commission Expires November 14, 2009