McCann & Hubbard
7105 Crossroads Blvd. #105
Brentwood, TN 37027
615-377-3319

Davidson County DEEDWARR
Recvd: 08/01/06 11:05 3 pgs
Fees:18.00 Taxes:686.35
20060801-0093250

This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
EM060120.PFT

Send Tax Bills To:

New Owner

New Owner is:
Christopher A. Holz and Kaci M. Holz
2040 Stanford Village Drive
Antioch, TN 37013

MAP: 19-173-11-OA

PARCEL: 011.00

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, **Lewis Carter and Wanda Carter, Husband and Wife**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Christopher A. Holz and Kaci M. Holz, Husband and Wife**, 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 located in Davidson County, Tennessee, described as follows to-wit:

Being all of Lot No. 11, Section One, Stanford Village of record in Instrument No. 200002040012060 and Instrument No. 2000020400120691 in the Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Lewis Carter and Wanda Carter, husband and wife from Beazer Homes Corp., DBA Phillips Builders, a Tennessee Corporation by Warranty Deed dated 07/20/01 and recorded 07/25/01 in Instrument # 20010725-0078791, Register's Office for Davidson Country, Tennessee.

This conveyance is subject to the Plan of record in Instrument No. 200002040012060 and Instrument No. 200002040012061; Restrictive covenants of record in Instrument No. 200002030011283; Instrument No. 200002280019107; Instrument No. 200003010020280; Instrument No. 20010319-0026310, Instrument No. 20020123-0009420 and Instrument No. 2004118-0134204 and Charter of Homeowner's Association of record in Instrument No. 200002170016310 all in the Register's Office for Davidson County, Tennessee.

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.

07/27/2006 THU 16:21 FAX 6153961301 008/027

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 28th day of July, 2006.

GRANTOR:

Lewis Carter

Lewis Carter

Wanda Carter

Wanda Carter

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Lewis Carter and Wanda Carter**, 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 28th day of July, 2006.

Sandi McCloud

Notary Public

My Commission Expires: _____

SANDI McCLOUD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Sandi McCloud
My Commission Expires
May 24, 2008
STATE OF TENNESSEE

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STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual consideration or value, whichever is greater, for this transfer is $185,500.00.

Affiant

SWORN TO and subscribed
before me this 28th day of July, 2006

NOTARY PUBLIC

My commission expires:

ALICIA R. HAMILTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES:
OCTOBER 10, 2009

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