Davidson County DEEDWARR
Recvd: 02/02/07 10:06 2 pgs
Fees:13.00 Taxes:1126.28

20070202-0013808

WARRANTY DEED

KEVANA M. NIXON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

State of Tennessee)
County of Davidson)

07-01-023K

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $304,400.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 31st day of January, 2007

Notary Public

My Commission Expires: 9/16/09 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 761 Old Hickory Blvd., Suite 301, Brentwood, TN 37027

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
DAREN W. CARTER	Same As New Owner	171-4-A
(NAME) 409 Turning Leaf Place	(NAME)	3.00CO
(ADDRESS) Brentwood, TN 37027	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **CHRIS A. RULEMAN AND WIFE, KENDRA K. RULEMAN**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **DAREN W. CARTER, UNMARRIED**, hereinafter called the Grantee(s), their 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 Lot No. 3, Section One on the Plan of Brownstone of record in Book 9700, Pages 496 & 497, 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 the same property conveyed to Chris A. Ruleman and wife Kendra K. Ruleman, by Deed from Pulte Homes Tennessee Limited Partnership, of record in Book 11490, Page 697, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions, and Restrictions, of Brownstone, of record in Book 10658, Page 952, Register's Office for Davidson County, Tennessee; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

THIS instrument is being executed in behalf of **CHRIS A. RULEMAN** pursuant to a Power of Attorney executed by same on the January 31, 2007 day of January 2007, and being filed for record in Instrument No. 20070202-0013807, and being recorded simultaneously herewith.

BEING unimproved ☐
Improved ☒ property known as: 409 Turning Leaf Place, Brentwood, TN, 37027.

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF, our hands, this 31st day of January, 2007

Chris A. Ruleman
CHRIS A. RULEMAN
By: Kendra Ruleman attorney in fact
KENDRA RULEMAN, ATTORNEY-IN-FACT

Kendra Ruleman
KENDRA RULEMAN

STATE OF Tennessee
COUNTY OF Davidson

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

Witness my hand and official seal at Brentwood, Tennessee, this 31st day of January, 2007.

My Commission Expires: 01/03/11

Notary Public

SCOTT D. WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF Tennessee
COUNTY OF Davidson

On this 31st day of January, 2007, before me personally appeared KENDRA K. RULEMAN, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence) in behalf of CHRIS A. RULEMAN, and acknowledged that she executed the same as the free act and deed of the said CHRIS A. RULEMAN.

Witness my hand and official seal at Brentwood, Tennessee, this 31st day of January, 2007.

My Commission Expires: 01/03/11

Notary Public

SCOTT D. WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.