Davidson County DEEDWARR
Recvd: 05/03/07 14:11 3 pgs
Fees:18.00 Taxes:499.50
20070503-0053264

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 30th day of April, 2007.

Notary Public

My Commission Expires: 1-20-09

TONJA BARRON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Robert Peters

328 Bonnahurst Drive
Hermitage, Tennessee 37076

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:

74-8-137

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Douglas Carter and wife, Valerie Carter hereinafter referred to as Grantors, hereby transfers and conveys to Robert C. Peters, **unmarried,** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

BEING Lot No. 727 on the Plan of Hermitage Hills, Section 7 of record in Plat Book 3300, Pages 62 and 63, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Douglas Carter and wife, Valerie Carter by deed from Harry D. Hoffman and wife, Florence M. Hoffman of record in Instrument No. 20010601-0057328, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to all matters as set forth per Plat Book 3300, Pages 62 and 63, Register's Office of said County.

Restrictive Covenants of record in Deed Book 3300, Pages 62 and 63, Register's Office of said County.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

County and/or City taxes for the year 2007, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 328 Bonnahurst Drive, Hermitage, TN 37076.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 30th day of April, 2007.

Douglas Carter by Valerie L. Carter Attorney in fact
Douglas Carter

Valerie L Carter
Valerie Carter

STATE OF TENNESSEE
COUNTY OF WILIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Valerie Carter, with whom I am personally acquainted, and who proved herself to be the attorney in fact of Douglas Carter and who being authorized to do so acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of April, 2007.

Notary Public

My Commission Expires: 6-12-2010

Return to:
CUMBERLAND TITLE COMPANY
695 President Place, Suite 202
Smyrna TN 37167

SAMUEL BENJAMIN DREILING
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

My Commission Expires JUNE 12, 2010

270400146

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Valerie Carter, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained.

Witness my hand and official seal this 30th day of April, 2007.

My Commission Expires: 6-12-2010

Notary Public

SAMUEL BENJAMIN DREILING
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

My Commission Expires JUNE 12, 2010