WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $166,000.00

Jerry W. Carlson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of May, 2007.

Vanessa E Allen
Notary Public

MY COMMISSION EXPIRES: 7-18-2010
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Biltmore Title, LLC
1418 Kensington Sq. Ct. Bldg F
Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jerry W. Carlson and Jewel L. Carlson, married	Countrywide Home Loans	062-02-0-B-242.00-CO
(NAME)	(NAME)	
4557 Hawthorn Drive	801Crescent Centre Drive Ste 510	
(ADDRESS)	(ADDRESS)	
Nashville,TN,37214	Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, I/WE, Amy Dallman, an unmarried woman, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jerry W. Carlson and Jewel L. Carlson, married, 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:

Land in Davidson County, Tennessee, being Lot No. 218 on the Plan of Abbington Park, Phase One, Section Five, a Planned Unit Development, as of record in Instrument No. 20060113-0005368, 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 Beazer Homes Corp, a Tennessee Corporation, by Deed dated 04/12/05 of record in Instrument No. 20050412-0040426, and being further conveyed to Amy Dallman, an unmarried woman, by Warranty Deed dated 08/02/06 of record in Instrument No. 20060804-0095352, Register's office for Davidson County, Tennessee.

Covenants, Conditions and Restrictions of record in Instrument No. 20030213-0020075; Supplement for Phase One, Section Five of record in Instrument No. 20060202-0012846; All matters shown on the plat of record in Instrument No. 20060113-0005368; all in the Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 4557 Hawthorn Drive, Nashville,TN,37214

(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, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Davidson County DEEDWARR
Recvd: 05/17/07 10:37 2 pgs
Fees:13.00 Taxes:614.20
20070517-0059053

Witness my hand this 9th day of May, 2007.

Amy Dallman

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared Amy Dallman, an unmarried woman with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at this 9th day of May, 2007.

Commission expires:

7-18-2010

Notary Public

RETURN RECORDED DOCUMENTS TO:

Biltmore Title, LLC
1418 Kensington Sq. Ct. bldg F
Murfreesboro, TN 37130