27-A ½

# WARRANTY DEED

CHARLES A. SULLIVANT, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $106,000.00

Mary R Farmer
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF JUNE, 2007.

Charles Sullivant
Notary Public

MY COMMISSION EXPIRES: 9/22/07
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
1st Trust Title, Inc., 116 Lineberry Blvd., Ste. 200, Mt. Juliet, TN 37122

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Kristen N. Carpenter | Franklin American Mortgage Company | Map 086-06 |
| (NAME) 518 Chandler Place | (NAME) 501 Corporate Centre Dr., #400 | Group A |
| (ADDRESS) Hermitage, TN 37076 | (ADDRESS) Franklin, TN. 37067 | Parcel 518 |
| (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, **Anna Whaley**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kristen N. Carpenter**, * 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:

*unmarried

Being Unit No. 518 on the Plan of Steeplechase Condominiums, as shown on Exhibit "C" of the Master Deed of record in Book 6816, Page 483, as amended by Amendment to Master Deed of Steeplechase Condominiums in Book 7390, Page 1, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Anna Whaley by deed from Kerry N. Hird and Marsha L. Hird,husband and wife, filed of record 09/09/05 as Instrument No. 20050909-0108469, Register's Office of Davidson County, Tennessee.

Subject to Charter of homeowners association as shown of record in Book 6816, Page 534, Register's Office of Davidson County, Tennessee.

Subject to Master Deed establishing a Horizontal Property Regime of Steeplechase Condominiums and By-Laws, as shown of record in Book 6816, Page 483, and amended in Book 7390, Page 1, and Instrument No. 20051216-0151253, Register's Office of Davidson County, Tennessee.

Subject to any homeowner association dues that may be assessed.

This conveyance is subject to taxes for the year 2007 and subsequent years, and to any and all restrictions and easements which may affect the property and are currently of record.

unimproved ☐

This is improved ☒ property, known as 518 Chandler Place, Hermitage, TN 37076
(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: 06/21/07 09:19 2 pgs
Fees:13.00 Taxes:392.20
20070621-0074037

Witness my hand this 15th day of June, 2007.

Anna Whaley

Anna Whaley

STATE OF TENNESSEE

COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public, Anna Whaley, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee this 15 day of June, 2007.

Commission expires: 10/22/08

Notary Public

SHANNA RAY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY