Davidson County DEEDWARR
Recvd: 09/18/07 09:51 2 pgs
Fees:13.00 Taxes:476.19
20070918-0111553

RECORD AND RETURN TO:
Bosch Title, LLC
5252 Hickory Hollow Parkway
Suite 1015
Antioch, Tennessee 37013

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $128,700.00

AFFIANT

KIEL BOSCHELE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF SEPTEMBER, 2007.

NOTARY PUBLIC

My commission expires: My Commission Expires: December 12, 2010

THIS INSTRUMENT PREPARED BY:
Bosch Title, LLC, 5252 Hickory Hollow Parkway, Suite 1015, Antioch, Tennessee 37013

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
APRIL CARTER 3416 Township Road Antioch, Tennessee 37013	Same as new owner	MAP 150.10-0-072.00

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED TWENTY EIGHT THOUSAND SEVEN HUNDRED AND NO/100 ($128,700.00) DOLLARS, and other good and valuable consideration, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged; the undersigned, **BRIDGET M. KALLAOS and husband, SAMUEL P. KALLAOS,** hereinafter called the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto **APRIL CARTER and husband, BASIL F. CARTER,** hereinafter called the Grantees, their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

> Being Lot No. 276 on the Plan of Towne Village of the Country, Section III, as of record in Plat Book 5200, Page 269, 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 Bridget M. Kallaos and Samuel P. Kallaos, husband and wife by Warranty Deed from Steve L. Pippin Jr. and wife, Vickie Gladd Pippin, dated December 22, 2003, of record in Instrument No. 20040105-0001366, Register's Office for Davidson County, Tennessee.
>
> This is improved property known and designated as 3416 Township Road, Antioch, Tennessee 37013.
>
> This conveyance is made subject to all matters shown on plat of record in Plat Book 5200, page 269, to any and all restrictive covenants and/or easements of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtances, estate and title thereunto belonging, unto the said Grantees, their heirs and assigns, forever.

The undersigned covenant with the said Grantees that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2007 property taxes, which taxes have been prorated between the parties and are not yet due or payable, but which will be the responsibility of the Grantees.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all person, whomsoever.

WITNESS OUR HANDS, this the 7th day of September, 2007.

BRIDGET M. KALLAOS

SAMUEL P. KALLAOS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Bridget M. Kallaos and Samuel P. Kallaos, 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 seal, this the 7th day of September, 2007.

Notary Public

My commission expires: My Commission Expires: December 12, 2010

KIEL BOSCHELE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY