WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $485,000.00

Eric W. Carter

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of October, 2007.

Melissa D. Rigsby

Notary Public

MY COMMISSION EXPIRES: 3/24/09

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 11/14/07 14:01 2 pgs
Fees:13.00 Taxes:1794.50

20071114-0133707

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 165 Indian Lake Blvd., Ste. 106
Hendersonville, Tennessee 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eric W. Carter II	Realty Mortgage Corporation	
(NAME)	(NAME)	
1456 Station Four Lane	181 East Main St.	64-1-114
(ADDRESS)	(ADDRESS)	
Old Hickory, TN	Hendersonville, TN 37075	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20072297

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, **we, Robin R. Taylor by Jennifer J. Taylor, Attorney in Fact and wife, Jennifer J. Taylor**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Eric W. Carter II and Leitha N. Carter, husband and wife**, 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. :

Being Lot No. 60, on the Plan of Phase Two, Cleveland Hall Subdivision, of record in Instrument No. 20020304-0026804, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

BEING the same property conveyed to Robin R. Taylor and wife, Jennifer J. Taylor by Warranty Deed from Eastland Construction, Inc., dated 4/7/2005 of record in Instrument No. 20050411-0039662, Register's Office for Davidson County, Tennessee.

BEING all of the same property conveyed to Robin R. Taylor and wife, Jennifer J. Taylor by Warranty Deed from Eastland Construction, Inc. dated April 7, 2005 of record in Instrument No. 20050411-0039662, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 1456 Station Four Lane, Old Hickory, TN 37138

(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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness our hands this 31st day of October, 2007.

Robin R. Taylor by Jennifer J. Taylor, Attorney in Fact

Robin R. Taylor by Jennifer J. Taylor, Attorney in Fact

Jennifer J. Taylor

Jennifer J. Taylor

STATE OF TENNESSEE

COUNTY OF SUMNER

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

Witness my hand and official seal this 31st day of October, 2007.

Commission expires: 5/23/2011

Kelly Bachman
Notary Public

KELLY BACHMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

State of Tennessee
County of Sumner

On this 31st ay of October, 2007, before me personally appeared Jennifer J. Taylor, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Robin R. Taylor, and who acknowledged that she executed the same as the free act and deed of Robin R. Taylor.

Witness my hand and official seal at Hendersonville, Tennessee.

My Commission Expires: 5/23/2011

Kelly Bachman
Notary Public

KELLY BACHMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY