WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/22/08 13:11 2 pgs
Fees:13.00 Taxes:543.16

20080222-0017566

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $146,800.00

Steven D. Carter
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 DAY OF FEBRUARY, 2008.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kathy Carter	Commerce Union Mortgage, a Division of Countrywide Bank, FSB	Map 173-16-a
(NAME)	(NAME)	
3648 Coles Branch Drive	105 Westpark Drive	Parcel 74
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Brentwood, TN 37027	
(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, WE, **CYNTHIA K. COLLINS, CO-EXECUTRIX, AND L. MICHELLE BRADLEY, CO-EXECUTRIX OF THE ESTATE OF DORTHA REGINA PARKER (A/K/A REGINA PARKER), WITH FULL POWER TO SELL WITHOUT THE JOINDER OF ANY BENEFICIARIES**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KATHY CARTER AND HUSBAND, STEVEN D. CARTER,** 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. 87 on the Final Plat of Hidden Creek, Phase 1, Section 1, Phase 2 and Phase 3, Section 1, of record in Plat Instrument #20030213-0020016, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Regina Parker, an unmarried woman, by deed dated September 29, 2005 from Beazer Homes Corp., a Tennessee Corporation, of record in Instrument #20051005-0120309, said Register's Office. Regina Parker has since died. Cynthia K. Collins and L. Michelle Bradley are the Co-Executrixes of the Estate of Dortha Regina Parker under her Will Probated Under Docket No. 07P-1019, Probate Clerk's Office for Davidson County, Tennessee.

Regina Parker was one and the same person as Dortha Regina Parker.

This conveyance is subject to (a) 2008 real property taxes; (b) all matters appearing on the plan of record in Instrument #20030213-0020016 said Register's Office; (c) restrictive covenants of record in Instrument #20020514-0059176, Instrument #20030313-0033781, Instrument #20050930-0117906, Instrument #20050308-0025065, instrument #20060828-0105537 and Instrument #20060828-0105538said Register's Office; and (d) Bylaws of record in Instrument #20030303-0027389, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 3648 Coles Branch Drive, Antioch, TN 37013
(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.

Witness our hands this 21 day of February, 2008.

Cynthia K. Collins, Co-Executrix

L. Michelle Bradley, Co-Executrix 2-21-08

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Cynthia K. Collins, Co-Executrix of the Estate of Dortha Regina Parker, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville (City), Tennessee (State) this 21 day of February, 2008.

Commission expires:

JOHN GREGORY HARDEMAN NOTARY PUBLIC STATE OF TENNESSEE EXP. 3/2/09 DAVIDSON COUNTY TENN.

Notary Public

(seal)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named L. Michelle Bradley, Co-Executrix of the Estate of Dortha Regina Parker, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 21 day of February, 2008.

Commission expires:

JOHN GREGORY HARDEMAN NOTARY PUBLIC STATE OF TENNESSEE EXP. 3/2/09 DAVIDSON COUNTY TENN.

Notary Public