Return to:

REALTY TITLE & ESCROW CO. INC.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 01/28/09 08:13 2 pgs
Fees:13.00 Taxes:832.13
20090128-0007227

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $224,900.00

Affiant

Subscribed and sworn to before me, this 23rd day of January, 2009.

BONNIE J. CURB STATE OF TENNESSEE NOTARY PUBLIC CITY OF DAVIDSON

Notary Public

My commission expires: 11-22-2010

THIS INSTRUMENT PREPARED BY
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Matthew C. Crouse **Elizabeth R. Shadbolt**	New Owner	**Map\Parcel: 161-10-0-B-133.00CO**
5328 Old Village Road		
Nashville, Tennessee 37211		

FOR AND IN 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 ACKNOWLEDGE, WE,

W. H. Carter and wife, Rebecca Cothran Carter

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Matthew C. Crouse and Elizabeth R. Shadbolt, 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. 132 on the Plat of Villages of Brentwood, Phase Ten-A, a Residential Planned Unit Development, of record in Book 7900, Page 313, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to W.H. Carter and wife, Rebecca Cothran Carter by Warranty Deed from Fox Ridge Homes, Inc., of record in Book 8646, Page 556, dated May 20, 1992, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 7900, Page 313, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 6143, Page 11 amended in Book 6398, Page 495, Book 7582, Page 816, Book 6852, Page 497, Book 7207, page 251, Book 7679, Page 109, Book 7494, Page 689, Book 7834, Page 676 and Book 8507, Page 831, Register's Office for DAVIDSON County, Tennessee.
Quitclaim Deed for common areas to Homeowners Association of record in Book 9718, Page 624, Register's Office for DAVIDSON County, Tennessee.
Sanitary Sewer Easement of record in Book 8197, Page 338 and Book 8940, Page 300, Register's Office for DAVIDSON County, Tennessee.
Water Main Easement of record in Book 8940, Page 308, Register's Office for DAVIDSON County, Tennessee.
Charter for Homeowners Association of record in Book 6158, Page 352 and Book 7599, Page 914, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.
Subject to rights of others in and to common areas / elements.

Subject to lien for special assessment contained in Declaration of Covenants, Conditions and Restrictions / Master Deed.
Subject to HOA dues, if any.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 5328 Old Village Road, Nashville, Tennessee 37211.

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 my/our hand(s) this 23rd day of January, 2009.

W. H. Carter

Rebecca Cothran Carter

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public of said County and State, W. H. Carter and wife, Rebecca Cothran Carter , the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23rd day of January, 2009.

RUSSELL JOHN McCANN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Public

My Commission Expires:

MY COMMISSION EXPIRES
July 18, 2009

File #: **09142-JM**
RECORD & RETURN TO:
McCANN, HUBBARD & SOLOMON
1804 WILLIAMSON COURT, SUITE 201
BRENTWOOD, TN 37027