(2)

Mail to:
MID-STATE TITLE & ESCROW, INC.
128 HOLIDAY COURT
SUITE 125
FRANKLIN, TN 37067
(615) 790-3156

RECORD & RETURN TO:

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20090030633 DEEDWARR
Recvd: 05/08/09 09:17 3 pgs
Fees:18.00 Taxes:469.53
20090508-0042461

STATE OF TENNESSEE, COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $126,900.00.

Affiant

Subscribed and sworn to me on May 5, 2009.

NOTARY PUBLIC Exp 6-19-12

KENDRA SAVAGE
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #23902SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Benjamin Micah Carter & Gary D. Carter & Trina M. Carter 7235 Althorp Way, T-12 Nashville, TN 37211	SAME ADDRESS AS NEW OWNER	172-12-D-428 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Josh T. Livezey and wife, Sabrina Livezey, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Benjamin Micah Carter, a unmarried man and Gary D. Carter and wife, Trina M. Carter, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. T-12 as shown on Exhibit B2 & B6 to the Supplemental Declaration of Charter, Easements, Covenants and Restrictions for the Residential Neighborhood of Lenox Village, a Traditional Neighborhood Development, Annexing Additional Property to the Town Center Homes, a Horizontal Property Regime and Residential Neighborhood (Section Two, The Town Center Homes) of record as Instrument No. 20050324-0032209, in the Register's Office for Davidson County, Tennessee. Also being a part of the same property shown on the Plan of Section 2, The Town Center Homes at Lenox Village, of record as Instrument No. 20050322-0031182 in said Register's Office.

Being the same property conveyed to Josh T. Livezey, an unmarried man, by Deed from Regent Homes, LLC, a Tennessee Limited Liability Company, of record as Instrument No. 20050811-0095382 in the Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2009 Davidson County taxes which have been prorated by the parties and assumed by the Grantees.

2. Matters shown on plan of record as Instrument No. 20050322-0031182 and as Exhibit B2 and B6 of Instrument No. 20050324-0032209 in the Register's Office for Davidson County, Tennessee.
3. Master Deed Restrictions of record as Instrument No. 20020315-0032825, as amended or supplemented, in said Register's Office.
4. Declaration of Charter, Easements, Covenants and Restrictions for the Residential Neighborhood of record as Instrument No. 20020315-0032826, as amended or supplemented, in said Register's Office.
5. Special Covenants and Restrictions for the Town Center Homes at Lenox Village and other Common Maintenance Parcels as set out as Exhibit "C" to the instrument of record as Instrument No. 20031212-017842, Register's Office for Davidson County, Tennessee, and made applicable to the subject property by Instrument No. 20050324-0032209, said Register's Office.
6. Stormwater Detention Agreement of record as Instrument No. 20020408-0042676 in said Register's Office.
7. Easement for sanitary sewers and/or storm drainage, water mains and appurtenances of record as Instrument No. 20040310-0027422 in said Register's Office.
8. Easement for sanitary sewers and/or storm drainage, water mains and appurtenances of record as Instrument No. 20030923-0140666 in said Register's Office.
9. Charter of the Lenox Village Town Center Association, Inc., of record as Instrument No. 20031016-0153550 in said Register's Office.
10. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 7235 Althorp Way, T-12, Nashville, TN 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 GRANTEE, his heirs and assigns, forever, and GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, 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 on May 5, 2009.

Josh T. Livezey

Sabrina Livezey by Josh T. Livezey, Her Attorney-In-Fact

HER ATTORNEY-IN-FACT

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On May 5, 2009, before me personally appeared Josh T. Livezey to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal on May 5, 2009.

Bobbie Cooper
NOTARY PUBLIC

My Commission Expires: 11/7/2012

BOBBIE COOPER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Bobbie Cooper
My Commission Expires
November 7, 2012
STATE OF TENNESSEE

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 Josh T. Livezey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged the within instrument on behalf of Sabrina Livezey, as her Attorney in Fact, as the free act and deed of the within named Sabrina Livezey. Witness my hand and official seal on May 5, 2009.

Bobbie Cooper
NOTARY PUBLIC

My Commission Expires: 11/7/2012

BOBBIE COOPER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Bobbie Cooper
My Commission Expires
November 7, 2012
STATE OF TENNESSEE