	STATE OF TENNESSEE COUNTY OF Williamson The actual consideration or value, whichever is greater, for this transfer is $285,000.00 Affiant Subscribed and sworn to before me this the 24th day of June, 2009. Notary Public My commission expires: 3/30/11 STATE: Indiana County: Hamilton

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Amanda Lynn Sittig	NEW OWNER	171-04A-3.00 CO
409 Turning Leaf Place		
Brentwood, TN 37027		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Daren W. Carter, married

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Amanda Lynn Sittig, an unmarried woman

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 3 on the Plan of Section One, Brownstone, of record in Book 9700, pages 496 & 497, said Register's Office, to which reference is hereby made for a more complete description.

Being the same property conveyed to Daren W. Carter, unmarried by deed from Chris A. Ruleman and wife Kendra K. Ruleman of record in Instrument 200702020013808, said Register's Office, dated January 31, 2007.

** Sarah Carter, spouse of Daren W. Carter, joins in the execution of this instrument for the purpose of conveying her marital interest, if any, in the subject property.

This conveyance is subject to all restrictions, easements, planning documents and other matters of record in said Register's Office, and a lien for taxes for the current year and subsequent years.

This is improved (X) unimproved (___) property known as 409 Turning Leaf Place, Brentwood, TN 37027.

171-04A-3.00 CO is the parcel identification number assigned to the property by the county tax assessor's office.

BILL GARRETT, Davidson County
Trans: T20090042547 DEEDWARR
Recvd: 06/25/09 12:30 2 pgs
Fees: 13.00 Taxes: 1054.50
20090625-0059154

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 HANDS EFFECTIVE AS OF June 24, 2009:

Daren W. Carter

Sarah Carter by Daren W. Carter, AIF

Sarah Carter by Daren W Carter AIF for Sarah Carter

STATE OF TENNESSEE)
)
COUNTY OF Williamson)

INDIVIDUAL ACKNOWLEDGEMENT

Personally appeared before me, a Notary Public of said County and State, Daren W. Carter, the within named Grantor(s), with whom I am personally acquainted (or proved to me 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 the 24th day of June, 2009.

My Commission Expires: 3/30/17

Notary Public

STATE OF TENNESSEE)
)
COUNTY OF Williamson)

ACKNOWLEDGEMENT FOR SIGNATURE MADE BY ATTORNEY-IN-FACT

Personally appeared before me, a Notary Public of said County and State, Daren W. Carter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself/herself to be the attorney-in-fact for Sarah Carter ("Principal"), the within named grantor, and that he/she executed the within instrument for the purposes therein contained by signing his/her name on behalf of Principal as the attorney-in-fact.

Witness my hand, at office, this the 24th day of June, 2009.

My Commission Expires: 3/30/17

Notary Public

STATE OF TENNESSEE)
)
COUNTY OF Williamson)

CORPORATE ACKNOWLEDGEMENT

Personally appeared before me, a Notary Public of said County and State, _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself/herself to be _____ of _____, the within named grantor, and that he/she, being authorized to do so, executed the within instrument for the purposes therein contained by signing his/her name on behalf of the corporation.

Witness my hand, at office, this the 24th day of June, 2009.

My Commission Expires:_____

Notary Public

20091582M