This space for Register's Office:

PREPARED BY (AND RETURN TO)
Robert W. Rutherford, Attorney at Law
Serenity Title & Escrow, LLC
565 Willow Hill Circle #3
Murfreesboro, TN 37127

ADDRESS NEW OWNER:
Gail Carter & Patrick R. Carter
6109 Firelight Trail
Antioch, TN 37013

SEND TAX BILLS TO:
New Owner

Map & Parcel No. 176.05-0B-090.00-CO

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

For the consideration of Ten Dollars ($10.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged **Ellen G. Doan, now known as Gail Carter,** hereinafter called the **Grantor,** does hereby convey unto **Gail Carter and husband, Patrick R. Carter,** hereinafter called the **Grantees,** all right, title, interest, claim, or lien in and/or to that certain real property parcel of land, and any improvements and/or appurtenances thereto, situated and located in Davidson County, State of Tennessee, and legally described as:

Land in Davidson County, Tennessee, being Lot No. 185 on the Plan of Hickory Woods Estates, Section C, as of record in Plat Book 6900, Pages 885-887, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Sam E. Doan and wife, Ellen G. Doan by Warranty Deed of record in Instrument No. 20011219-0140050, Register's Office for said County. The said Sam E. Doan passed away on April 4, 2008 and title now vests in Ellen G. Doan. Ellen G. Doan is now married to Patrick R. Carter.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances and health department regulations that may affect the premises.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantees 2) All restrictions of record 3) All easements of record 4) All visible easements 5) All matters appearing on the plat of record; 6) All applicable government and zoning regulations; 7) If the property is supplementally assessed due to any improvements or changes in tax base, Grantee shall be responsible for any additional taxes due. 8) Grantor shall be responsible for any rollback taxes.

This is improved property known as:
6109 Firelight Trail, Antioch, TN 37013.

BILL GARRETT, Davidson County
Trans:T20090047862 DEEDWARR
Recvd: 07/16/09 08:48 2 pgs
Fees:12.00 Taxes:0.00
20090716-0066570

Property taxes have been prorated between the Grantor and Grantee herein as of the date of this conveyance. All future taxes are the sole responsibility and liability of the Grantee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions and (5) other matters of public record.

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, Grantee's heirs or assigns, forever.

GRANTORS COVENANT with the said Grantee that Grantor is 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.

GRANTORS FURTHER COVENANT and bind Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

And we do warrant the title against all persons whomsoever, subject only to those encumbrances or liens of record, or as above set forth, if any.

IN WITNESS WHEREOF, we have hereunto set our hand and seal this 13 day of July, 2009.

Gail Carter, f/k/a Ellen G Doan

Gail Carter, f/k/a Ellen G. Doan

STATE OF Tennessee
County of Davidson

BEFORE ME, the undersigned authority, on this day personally appeared Gail Carter known to me to be the persons whose name is subscribed to the foregoing document, (or proved to me based on satisfactory evidence) who on oath stated to me that she executed the same for the purposes and consideration therein expressed, and acknowledged the same to be her free act and deed.

JAMES W. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

SUBSCRIBED AND SWORN TO BEFORE ME this 13 of July, 2009.

James W. Anderson

Notary Public in and for the State of Tennessee

My Commission Expires MAY 15, 2010

MY COMMISSION EXPIRES MAY 15, 2010

STATE OF Tennessee
COUNTY OF Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $0.00

Gail Carter

Affiant

Sworn and subscribed before me on July 13, 2009

James W. Anderson

Notary Public

JAMES W. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

My Commission Expires:

MY COMMISSION EXPIRES MAY 15, 2010