Return To:
MH&S Law Firm
1804 Williamson Ct. Ste 201
Brentwood, TN 37027
615-377-3319

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $214,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 5th DAY OF AUGUST, 2009.

Notary Public

MY COMMISSION EXPIRES: 1/7/2013

(AFFIX SEAL)

PATRICIA A. GREER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans:T20090054460 DEEDWARR
Recvd: 08/10/09 12:46 2 pgs
Fees:13.00 Taxes:791.80
20090810-0075086

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ROBERT CARLTON, ET UX	NEW OWNER	**183-05-0A-395.00 CO**
(NAME) **7161 SMOKEY HILL ROAD**	(NAME)	
(ADDRESS) **ANTIOCH, TN 37013**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

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 ACKNOWLEDGED, **WE, EMILIE DISHNO, FORMERLY KNOWN AS EMILIE K. SCHNICK, AND HUSBAND, DON A. DISHNO,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ROBERT CARLTON AND KRISTINA CARLTON, 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:

Land in Davidson County, Tennessee, being Lot No. 178 on the Plan of Phase 3, Section 10, October Woods, a Planned Unit Development, of record in Instrument No. 20040114-0005885, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more compete and accurate legal description.

Being the same property conveyed to Emile K. Schnick, an unmarried woman, and Don A. Dishno, an unmarried man, by deed dated February 28, 2005 from H & J Builders Inc., a Tennessee corporation, by deed of record as Instrument No. 20050307-0024811, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters as set forth in the Plan of record in Instrument No. 20040114-0005885; Dedication of Perpetual Easement for Entrance Wall and Landscaping of record in Instrument No. 20050726-0087157 and Easement of record in Book 8443, page 75; Declaration of covenants, conditions and restrictions of record in Book 9840, page 276, Book 10181, page 986, Book 10548, pages 501-503, Instrument #20020917-0113276 and Instrument #20040121-0008040; By-Laws of record in Book 9840, page 267, Charter of Record in Book 9840, page 259 and Open Spaces of record in Instrument # 200004250041127 and Instrument #20071221-0146548, said Register's Office, and any and all other easements, restrictions and conditions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property, known as **3002 LAKESHORE DRIVE, OLD HICKORY, TN 37138**
(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 5th day of August, 2009.

EMILIE DISHNO

DON A. DISHNO

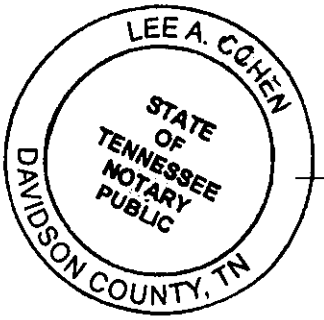
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Emilie Dishno and Don A. Dishno**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 5th day of August, 2009.

My commission expires: **August 23, 2011**



Notary Public