

WARRANTY DEED

AT-20090186

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,900.00.

Carmen Coats
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 21st day of September, 2009.

J. Brandon Miller
Notary Public

(Affix Seal)

My Commission Expires: 11-22-10

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
508 Autumn springs Court
Suite 1-B
Franklin, TN 37067

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Charles R. McCarter, II and Jennifer McCarter	Suntrust Mortgage, Inc.	062.13-0-009.00
3603 Brush Hill Road	401 Commerce Street, Suite 6500	
Nashville, TN 37216	Nashville, TN 37219	

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 consideration, the receipt of which is hereby acknowledged, I/we, **Chadwick Perry and wife, Jennifer Perry**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Charles R. McCarter, II and Jennifer McCarter, husband and wife**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Exhibit "A"

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit;

Land in Davidson County, Tennessee, being part of Lot No. 31 on the Map of Riverwood Subdivision of record in Book 547, page 62, Register's Office for Davidson County, Tennessee, and being Lot No. 1 on the Map of L A Warren's Re-subdivision of part of Lot No. 31, Riverwood Subdivision, not of record described according to the survey made by Z J Wilkinson, Surveyor, November 8, 1938, as follows:

Beginning at a point in the westerly margin of Brush Hill road, the Southeast corner of that part of Lot No. 31 designated as Lot No. 2 in Warren's Re-subdivision, conveyed to C R Galloway by deed of record in Book 1109, page 439, said Register's Office; thence with Galloway Southerly line, South 78 degrees 30' West 175 feet to a point, Galloway's Southwest corner, the common corner of lot Nos. 1, 2, and 4 of Warren's Re-subdivision; thence, South 87 degrees 30' East with the Northerly line of Lot No. 5 of the Warren's Re-subdivision; 120 feet to a point in the Westerly margin of Brush Hill Road, the common corner of Lots Nos. 1 and 5 of Warren's Re-subdivision; thence Northerly with the Westerly margin of Brush Hill Road, 100 feet to the point of beginning.

Being the same property conveyed to Chadwick Perry from Tennessee Equity Holdings, Inc., a Tennessee Corporation by Deed dated March 19, 2007 and recorded in Instrument # 20070322-0034787, Register's Office for Davidson County Tennessee.

This conveyance is subject to all restrictions, easements and planning documents of record and current years taxes and subsequent years, a lien not yet due and payable.

( ) unimproved
This is (X) improved property know as 3603 Brush Hill Road, Nashville, TN 37216.

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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

BILL GARRETT, Davidson County
Trans:T20090064646 DEEDWARR
Recvd: 09/22/09 10:51 2 pgs
Fees:13.00 Taxes:706.33
20090922-0088173

Witness my/our hand(s) this 21st day of September, 2009

Chadwick Perry

Jennifer Perry

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, April G. Nichols, a Notary Public in and for said County and State, the within named Chadwick Perry and Jennifer Perry, 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 Williamson, Tennessee, this 21st day of September, 2009.

Notary Public
My Commission Expires: 6-12-11

