07

REALTY TITLE

Send to and
Prepared by:
Realty Title & Escrow Company, Inc.
206 A Cool Springs Blvd., Suite 107
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $129,000.00

Affiant

Subscribed and sworn to before me, this 30th day of October, 2009.

Notary Public
My commission expires: 11/07/12

DEBORAH K. DEVINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

07-0910-84096

Address of New Owner:	Send Tax Bills to:	Tax Information
Tatiana D. Smith	Suntrust Mortgage, Inc.	162-120-B064.00
1345 Bell Road, Unit #430	2509 401 Commerce St. #6100	
Antioch TN 37013	Nashville, TN 37219	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Russell L. Carter, married**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Tatiana D. Smith, unmarried**, hereinafter called the Grantees, their successors 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 Unit No. 17-D, on the Plan of Villas at Belle Parke, Phase II, as established by the Master Deed of record in Instrument No. 20020911-0110959, amended in Instrument No. 20021025-0130922; said plan shown as an Exhibit in the Amendment to Master Deed of record in Instrument No. 20040218-0018915, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Russell L. Carter by deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, dated November 1, 2005, recorded November 3, 2005, of record in Instrument No. 20051103-0133052, Register's Office for Davidson County, Tennessee.

Karen Carter, spouse of the Grantor, 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 easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1345 Bell Road, Unit #430, Antioch, TN 37013

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

BILL GARRETT, Davidson County
Trans:T20090074799 DEEDWARR
Recvd: 11/03/09 11:01 2 pgs
Fees:13.00 Taxes:477.30
20091103-0101387

WITNESS my hand this 30th day of October, 2009.

Russell L. Carter

Karen Carter

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Russell L. Carter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in Franklin, TN, this 30th day of October, 2009.

DEBORAH K. DEVINE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Deborah K. Devine
State of Tennessee at Large

My Commission expires 11/07/12

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Karen Carter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Franklin, TN, this 30th day of October, 2009.

Deborah K. Devine
State of Tennessee at Large

My Commission expires 11/07/12

DEBORAH K. DEVINE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY