THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:
W. AARON FORTNER, ATTORNEY AT LAW
c/o 10 Cadillac Drive, Ste. 150
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans:T20100020039 DEEDWARR
Recvd: 04/06/10 12:46 2 pgs
Fees:13.00 Taxes:401.45
20100406-0025663

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Joshua B. Cart 612 Westboro Drive Nashville, TN 37209	Churchill Mortgage Corporation 761 Old Hickory Blvd., Suite 401 Brentwood, TN 37027	90-12-216

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **PAUL T. CART, JR. AND LARHONDA L. CART, HUSBAND AND WIFE**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **JOSHUA B. CART**, unmarried, hereinafter called the Grantee, his heirs and assigns, all of our right, title, and interest in and to the following described Real Property in **Davidson** County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 44, on the Plan of Westboro Subdivision, Section Two, of record in Book 1424, page 60, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Said Lot No. 44 fronts 75 feet on the northerly side of Westboro Drive and runs back 302.5 feet on the westerly line and 334.6 feet on the easterly line to a dead line, measuring 81.6 feet thereon.

Being the same property conveyed to Paul T. Cart, Jr. and LaRhonda L. Cart, husband and wife, by Warranty Deed, from Phillip Cart and wife, Heather Cart, of record in Book 10807, page 105, Register's Office for Davidson County, Tennessee, dated 02/19/1998, and recorded 02/24/1998.

This is improved property known as **612 Westboro Drive, Nashville, Tennessee 37209**.

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, forever. GRANTOR covenants with said GRANTEE 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 set out herein. We do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 **31st** day of **March**, **2010**:

Paul T. Cart, Jr. **LaRhonda L. Cart**

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **PAUL T. CART, JR. AND LARHONDA L. CART, HUSBAND AND WIFE**, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained. Witness my hand and official seal, this 31st day of March, 2010:

Notary Public

My Commission Expires: 6/29/2010

W. AARON FORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $108,500.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 31st DAY OF MARCH, 2010:

Notary Public

My Commission Expires: 6/25/2010

