Return to:

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

**SIDWELL & BARRETT, P.C.**
**121 1st Avenue South, Suite 200**
**Franklin, TN 37064**

39-B
File #10-1057

BILL GARRETT, Davidson County
Trans:T20100023955 DEEDWARR
Recvd: 04/22/10 11:31 2 pgs
Fees:13.00 Taxes:492.10
20100422-0030476

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Karen B. Merchant and James S. Merchant, wife and husband** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Cory B. Carlton,** unmarried , hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Land in Davidson County, Tennessee, being Unit No. 53 on the plan of Townhomes of Shadow Glen as shown on the exhibit to the Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 20040315-0029248; Instrument No. 20040317-0030572; Instrument No. 20040713-0083179; Instrument No. 20040720-0086706; Instrument No. 20040720-0086707, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Karen B. Merchant and James S. Merchant, wife and husband, by deed from Beazer Homes Corp. dated October 22, 2004 of record as Instrument No. 20041103-0132200, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 5845 Nolensville Pike Unit 112, Nashville TN, 37211.

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. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds 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. 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 THE EXECUTION HEREOF this 8th day of April, 2010.

Karen B. Merchant

James S. Merchant

State of NC )
County of WAKE )

On this 8 day of April, 2010, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Karen B. Merchant and James S. Merchant, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Veronica B Hooppaw
Notary Public

My Commission Expires: 5-29-11

VERONICA B HOOPPAW NOTARY PUBLIC WAKE COUNTY, NC

State of Tennessee )
County of Williamson )

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 133,000.00.

Karen Hess
Affiant

Sworn and subscribed before me on this the 9th day of April, 2010.

Tonja B
Notary Public

My Commission Expires: _____

Tonja Barron State of Tennessee Notary Public Williamson County

My commission expires November 21, 2012

| NEW OWNER: | RESPONSIBLE FOR TAX PAYMENT: | TAX MAP-PARCEL #: |
|---|---|---|
| Cory P. Carlton<br>5845 Nolensville Pike Unit 112<br>Nashville, TN 37211 | New Owner | 161-16-A-53CO |