Prepared by:

Steltemeier and Westbrook, PLLC
3326 Aspen Grove Drive, Suite 604
Franklin, Tennessee 37067

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $327,000.00.

Affiant

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Subscribed and sworn to before me this 18th day of June, 2010.

Notary Public
My Commission Expires: 01/07/2013

10-0197

Address of New Owner:	Send Tax Bills to:	Tax Information:
Mark Carter & Emily Carter	FLAGSTAR BANK	172-10-0-B
6249 Palomar Court	5151 CORPORATE DRIVE	43.00CO
Nashville, TN 37211	TROY, MI 48098	

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 **Edward Warner, Jr. and wife, Jamie Warner**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Mark Carter and wife, Emily Carter**, hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 43 on the Plan of Christiansted Valley, Phase 2, Revision 1, of record in Instrument No. 20010209-0012854, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Edward Warner, Jr. and wife, Jamie Warner by deed from Don B. Smithson d/b/a Don B. Smithson Construction, dated April 15, 2002, recorded in Instrument No. 20020423-0050112, Register's Office for said County.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **6249 Palomar Court, 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 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.

BILL GARRETT, Davidson County
Trans:T20100039463 DEEDWARR
Recvd: 06/29/10 10:06 2 pgs
Fees:13.00 Taxes:1209.90
20100629-0050575

Witness our hands this 18th day of June, 2010.

Edward Warner, Jr.

Jamie Warner

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 **Edward Warner, Jr. and Jamie Warner**, the bargainor(s), with whom I am personally acquainted, and who acknowledged that the within instrument was executed for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 18th day of June, 2010.

Lee E. Cranford, Notary Public
State of Tennessee at Large

My Commission Expires: 01/09/12

Return to
Rudy Title & Escrow, LLC
2012 21st Ave S
Nashville, TN 37212
0-VRE-10-6249