(1)

BILL GARRETT, Davidson County
Trans:T20100062848 DEEDWARR
Recvd: 10/05/10 10:08 2 pgs
Fees:13.00 Taxes:950.90
20101005-0079469

THIS INSTRUMENT PREPARED BY:
CHAFFIN & BURNSED, PLLC
THE FRIDRICH BUILDING, FIRST FLOOR
2909 POSTON AVENUE
NASHVILLE, TN 37203
(615) 460-7478

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ Williamson)

Tax Map: 160 11 0 075.00

The actual consideration or value, whichever is greater, for this transfer is $257,000.00.

Affiant

Subscribed and sworn to before me this the 30th day of September, 2010.

My Commission Expires: 05-06-13

Notary Public

GEORGETTE R. KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

ADDRESS NEW OWNER(S) AS FOLLOWS:

Linda Lea Carter
(Name)
901 Ginger Court
(Street Address)
Brentwood, Tennessee 37027

SEND TAX BILLS TO:

NEW OWNER
(Name)

(Street Address)

WARRANTY DEED

THAT FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantee," and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, **BECKY MALLERNEE MAXFIELD, FORMERLY BECKY MALLERNEE, a married person,** hereinafter the "Grantor," has bargained and sold, and does by these presents transfer and convey, unto **LINDA LEA CARTER, an unmarried person,** hereinafter the "Grantee," a certain tract or parcel of land located in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 47 on the Plan of Hearthstone, Phase 9, of record in Plat Book 6900, Page 374, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Becky Mallernee, unmarried, by deed from Thomas A. Wyatt and wife, Kande Wyatt, of record in Instrument Number 20050128-0010496, in the Register's Office for Davidson County, Tennessee, dated January 27, 2005.

BEING improved property known as: 901 Ginger Court, Brentwood, Tennessee 37027.

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and/or assigns forever; and Grantor does covenant with the said Grantee that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as stated herein as follows:

1. Real Estate Taxes for the year 2010 and subsequent years. Tax Parcel No. 160 11 0 075.00.
2. Subject to all matters shown on the Plan of record in Plat Book 6900, Page 374 Register's Office for Davidson County, Tennessee.
3. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 5409, Page 485, Book 7053, Page 982, and Book 7302, Page 92, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
4. By-Laws of record in Book 7054, Page 92, Register's Office for Davidson County, Tennessee.
5. Easement of record in Book 7465, page 717, Register's Office for Davidson County, Tennessee.

Grantor further covenants and binds herself, her heirs and representatives to warrant and forever defend the title to said real estate to said Grantee, her heirs and/or assigns, against the lawful claims of all persons whatsoever.

The undersigned, Dale Maxfield, being the spouse of Becky Mallernee Maxfield, the Grantor herein, joins in this deed for the sole purpose of conveying any right, title or interest he may have in or to the within described real property, if any, by virtue of marriage, and, notwithstanding any language contained in this deed to the contrary, makes no warranties or representations to Grantee or her heirs or assigns that any such rights exist as a matter of law. The undersigned is not an owner of record and is not named in any prior conveyance of the property.

IN WITNESS WHEREOF, Grantors have caused their names to be affixed hereto as of the 30th day of September, 2010.

Becky Mallernee Maxfield
Becky Mallernee Maxfield

Dale Maxfield
Dale Maxfield

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public in and for said County and State, **Becky Mallernee Maxfield and Dale Maxfield,** the within named Grantor, 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 in Nashville, Tennessee, this 30th day of September, 2010.

Notary Public

My Commission Expires: _____

LINDA F. BURNSED
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 6, 2013