WARRANTY DEED	STATE OF TENNESSEE, COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $731,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS 31st day of **March, 2011** Notary Public MY COMMISSION EXPIRES: 7.3.12 (AFFIX SEAL)
Record & Return To: Foundation Title and Escrow 30 Burton Hills Blvd., Ste., 175 Nashville, TN 37215	

KELLY MICHAL CALLAGHAN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 30 Burton Hills Blvd, Suite 175, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas E. Carlin and Camille A. Carlin	NEW OWNER	141150DO01300CO
(NAME) 7521 Staffordshire Drive	(NAME)	
(ADDRESS) Nashville, TN 37221	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, I/WE, **Shirley Kassel Peat,** widow, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Thomas E. Carlin and Camille A. Carlin,** husband and wife, hereinafter called the Grantees, their heirs 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 Lot No. 13 on the Plan of Resubdivision of Lots 12 thru 16, 42 & 43 Phase 1 Sheffield on the Harpeth, of record in Plat Book 6900, page 182, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Kenneth Stuart Peat and wife, Shirley Kassel Peat, by Deed from Richard M. Turner, III and wife, Dolores Turner dated January 29, 1993, and recorded in Book 8856, page 407, in the register's Office for Davidson County, Tennessee. Kenneth Stuart Peat having since died March 19, 2002. Shirley K. Peat is one and the same as Shirley K. Peat.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 7521 Staffordshire Drive, Nashville, TN 37221

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, has 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:T20110019799 DEEDWARR
Recvd: 04/05/11 10:20 2 pgs
Fees:13.00 Taxes:854.70
20110405-0026050

Witness our hands this **31st** day of **March, 2011**

Shirley K. Peat

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, **Shirley K. Peat**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **31st** day of **March, 2011**

Notary Public

My commission expires: 7/13/12

KELLY ANN CALLAGHAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON