BILL GARRETT, Davidson County
Trans:T20110025711 DEEDWARR
Recvd: 05/02/11 12:04 2 pgs
Fees:13.00 Taxes:333.00
20110502-0033369

This Instrument Prepared By:
ADAM T. DODD, Attorney
Advance Title Services, LLC
239 John R. Rice Blvd., Ste. C
Murfreesboro, Tennessee 37129

MAP/PARCEL 136-15-B-30.00CO
Account Number:

From Information Furnished by the Parties

NAME & ADDRESS OF NEW OWNER:
Brandon Turner
3401 Anderson Road, Unit 30
Antioch, TN 37013

SEND TAX BILLS TO:
Brand Mortgage
6224 Sugarloaf Pkwy #200
Duluth GA 30097

WARRANTY DEED

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/WE the undersigned, **ELIZABETH E. CARTER, UNMARRIED** "Grantor(s)" has this day bargained and sold and does hereby transfer and convey unto **BRANDON J. TURNER, A SINGLE MAN** "Grantee(s)", his heirs and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

BEING all of Lot No. 30, on the Plan of A Horizontal Property Regime (Private Element), Phase 1, Smith Springs Townhomes, Revision 1, as shown by plat appearing of record in Plat Book 11700, page 16, as revised in Plat Book 11700, page 42, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

BEING the same property conveyed to Elizabeth E. Carter, unmarried, by Warranty Deed from NVR, Inc., T/A Ryan Homes, a Virginia Corporation, dated February 23, 2001, appearing of record in Instrument Number 20010302-0019864, of the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO:

A. Subject to all matters shown on the Plan of record in Plat Book 11700, page 16, as revised in Plat Book 11700, page 42 and in Instrument #200106290068936, Register's Office for Davidson County, Tennessee.
B. Declaration of Covenants, Conditions and Restrictions of record in Book 11666, page 151, Register's Office for Davidson County, Tennessee.
C. By-Laws of Smith Springs Townhomes, of record in Book 11666, page 191, Register's Office for Davidson County, Tennessee.
D. Articles of Incorporation for Homeowner's Association of record in Book 11666, page 149, Register's Office for Davidson County, Tennessee.
E. Stormwater Detention Agreement of record in Book 11540, page 482, Register's Office for Davidson County, Tennessee.
F. Articles of Amendment, the Articles of Organization of McEwen Development, LLC, N/K/A Regent Development, LLC of record in Instrument Number 20000316-0026959, Register's Office for Davidson County, Tennessee.
G. Quitclaim Deed to Homeowner's Association of record in Instrument Number 20000111-0003643, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO restrictive covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body, along with any easements and right of ways of public roads and utilities

This is improved property known as 3401 Anderson Road, Unit 30, Antioch, TN, 37013.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee(s), his heirs and assigns, forever.

The undersigned covenants with the said Grantee(s) that she is lawfully seized and possessed of said parcel of real estate, and that she has a good and lawful right to convey the same; and that the same is unencumbered, except for the 2011 real property taxes which have been prorated between the parties and are assumed by the Grantee(s).

The undersigned further covenants and binds herself, her heirs and assigns, to forever warrant and defend the title to the said real estate unto the said Grantee(s), his heirs and assigns, against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, and the plural the singular, and the use of any gender shall be applicable to all genders.

Possession of said real estate is to be given by the Grantor(s) to the Grantee(s) with delivery of this deed.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 29th day of April, 2011.

Elizabeth E. Carter

Elizabeth E. Carter

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Elizabeth E. Carter, the within named bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office this the 29th day of April, 2011.

NOTARY PUBLIC

MELODY R. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 8/20/2013

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $90,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 29 day of April, 2011.

NOTARY PUBLIC

TAMMY MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

MY COMMISSION EXPIRES: 4-23-14