THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 11040308** WILLIAM T. CHAPMAN, IV STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires September 9, 2014	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is geater, for this transfer is: $269,500.00. Mary Clare Carpenter Affiant Subscribed and sworn to before me, this16th day of May, 2011. Notary Public My Commission Expires:

BILL GARRETT, Davidson County
Trans:T20110029584 DEEDWARR
Recvd: 05/18/11 13:28 2 pgs
Fees:13.00 Taxes:997.15
20110518-0038104

WARRANTY DEED

Address New Owner: Mary Clare Carpenter 716 Branch Creek Road Nashville TN 37209	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 103-10-0-21.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Eddy Shih-Hsin Yang and wife, Sarah Yang** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Mary Clare Carpenter, unmarried and William F. Carpenter III, married**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 40, BROOKSIDE COURTS, ADDITION NO. 3, as shown on plat of record in Plat Book 1835, Page 107, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Eddy Shih-Hsin Yang and wife, Sarah Yang by Warranty Deed from Kristin D. Cason and husband, Tim J. Wise, recorded on the 19th day of June, 2006 in Instrument No. 20060619-0072420, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2011 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BROOKSIDE COURTS, ADDITION NO. 3, as recorded in Plat Book 1835, Page(s) 107.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

Easement for Joint Driveway, recorded in Book 5140, Page 382 and Book 5196, Page 658.

This is improved property located at 716 Branch Creek Road Nashville TN 37209.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 16th day of May, 2011.

Eddy Shih-Hsin by Holly Tapp Attorney-in-fact

Eddy Shih-Hsin Yang by Holly Tapp, his attorney-in-fact

Sarah Yang by Holly Tapp attorney in fact

Sarah Yang by Holly Tapp, her attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Holly Tapp,** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the **Attorney-in-fact for Eddy Shih-Hsin Yang and Sarah Yang,** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 16th day of May, 2011.

Notary Public

My Commission Expires: _____

KELLY E. BACON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 6, 2014