BILL GARRETT, Davidson County
Trans:T20110031931 DEEDWARR
Recvd: 05/31/11 09:02 2 pgs
Fees:13.00 Taxes:554.63
20110531-0041049

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Jamie L. Meredith
705 Evergreen Trail
Madison, TN 37115

MORTGAGEE
Wilson Bank & Trust
1436 West Main Street
Lebanon, TN 37087

SEND TAX BILLS
Mortgagee

MAP-PARCEL:
MAP 062-04-0
PARCEL 013.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) 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, **Kevin Carter and wife, Holly Carter,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Jamie L. Meredith and wife, Melissa A. Meredith,** 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. 75 on the plan of Marlin Meadows, Section No. 4, as of record in Plat Book 2133, Page 66, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Kevin Carter and Holly Carter, husband and wife, by deed from Sam N. Young, unmarried, dated June 9, 2009, filed for record in Instrument No. 20090609-0053391, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including Electrical Permit of record in Book 5497, Page 426; easements, covenants conditions and all matters and notes as shown on the plan of record in Plat Book 2133, Page 66, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantees.

This is improved property known as **705 Evergreen Trail Madison, TN 37115.**

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.

Witness our hands this 26th day of May, 2011.

Kevin Carter

Holly Carter

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Kevin Carter and wife, Holly Carter, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 26th day of May, 2011.

NOTARY PUBLIC

DEAN ROBINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 1-2-12

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $149,900.00.

AFFIANT

Subscribed and sworn to before me this 26th day of May, 2011.

NOTARY PUBLIC

DEAN ROBINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 1-2-12