BILL GARRETT, Davidson County
Trans: T20110036603 DEEDWARR
Recvd: 06/20/11 09:17 2 pgs
Fees: 13.00 Taxes: 991.60
20110620-0046902

WARRANTY DEED

P-LFL-11-5632

STATE OF Tennessee
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $268,000.00

Affiant

Subscribed and sworn to before me, this 16th DAY OF June, 2011.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL) 7/25/12

RYAN A. RAFOTH NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title / Cool Springs Office
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher Brian Carder	Franklin American Mortgage Co.	
5632 Myrtlewood Drive	(NAME) 501 Corporate Centre Drive, Ste. 4	
(ADDRESS) Nashville, TN 37211-0622	(ADDRESS) Franklin, TN 37067	17202012300
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we GREGORY S. NICHOLSON AND WIFE, JENNIFER L. NICHOLSON, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto CHRISTOPHER BRIAN CARDER AND WIFE, JESSICA L. CARDER, hereinafter called the Grantee(s), their heirs and assigns, that 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. 43 on the Plan of Myrtlewood Estates. Phase 3, Section Nine, of record in Plat Book 7900, Page 949, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to GREGORY S. NICHOLSON AND WIFE, JENNIFER L. NICHOLSON by Deed from MICHAEL J. MANCUSO AND WIFE, MALINDA A. MANCUSO, dated 07/01/2002 and filed for record on 08/08/2002 in Instrument 200208080095631, as re-recorded and filed for record 11/05/2002 in Instrument 200211050135962, Register's Office for DAVIDSON County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record including those listed in Plat Book 7900, page 949 and Book 8194, page 197, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 5632 MYRTLEWOOD DRIVE, NASHVILLE, Tennessee 37211-0622
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this 16th day of June, 2011.

Gregory S. Nicholson

Jennifer L. Nicholson

STATE OF Tennessee
COUNTY OF DAVIDSON

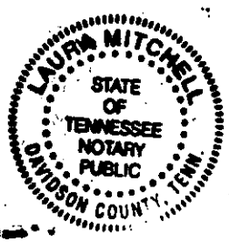
On this the 16th day of June, 2011, before me personally appeared Gregory S. Nicholson and wife, Jennifer L. Nicholson to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 16th day of June, 2011.

Notary Public

My Commission Expires: 5/20/14

(SEAL)



RETURN TO:
Rudy Title / Cool Springs Office
1896 General George Patton I
Franklin, TN 37067
Phone: (615)599-9959