WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS ZERO ($0.00)

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF JUNE, 2011.

PAMELA BRENNAN
Commission # 1858506
Notary Public - California
San Francisco County
My Comm. Expires Aug 16, 2013

Pamela Brennan, Notary Public
Commission Expires: 8/16/13

THIS INSTRUMENT WAS PREPARED BY AND WHEN RECORDED MAIL TO:
David S. Zuckerman, Esq.
Zuckerman & McQuiller
One Embarcadero Center, Suite 2480, San Francisco, CA 94111

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Dr. and Mrs. Robert A. Carter P.O. Box 190130 San Francisco, CA 94119-0130	Dr. and Mrs. Robert A. Carter P.O. Box 190130 San Francisco, CA 94119-0130	75-12-C-7CO

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, **BOBBIE Y. CARTER,** HEREINAFTER CALLED THE "GRANTOR", HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **ROBERT A. CARTER AND BOBBIE Y. CARTER,** CO-TRUSTEES OF THE CARTER FAMILY REVOCABLE FAMILY TRUST DATED 6/27/11, HEREINAFTER CALLED THE "GRANTEE", AND THE GRANTEE'S 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. 1401 on the Plan of the Resubdivision of Phase One, Brookside Park Town Homes, a Horizontal Property Regime with Private Elements of record in Instrument No. 20000107-0002402, Register's Office for said County to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to BOBBIE Y. CARTER by deed from Heather Elizabeth Goodwin Thompson and Jason Thompson of record in Instrument No. 20050518-0055864 Register's Office for Davidson County, Tenn.

This is unimproved ☐
This is improved ☑ property, known as 757 Tulip Grove Road, #1401, Heritage, TN 37076
(House #) (Street) (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, the GRANTEE'S heirs and assigns forever; and the GRANTOR does covenant with the said GRANTEE that the GRANTOR is 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 GRANTOR does further covenant and bind GRANTOR, GRANTOR'S heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, the GRANTEE'S 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.

It is the GRANTOR'S intent that the foregoing property shall be the community property of ROBERT A. CARTER and BOBBIE Y. CARTER.

Dated: June 27, 2011

BOBBIE Y. CARTER

BILL GARRETT, Davidson County
Trans:T20110040167 DEEDWARR
Recvd: 07/05/11 14:21 2 pgs
Fees:12.00 Taxes:0.00
20110705-0051310

X:\E\M\CART03-WARRANTYDEED(TN).DOC

THIS CERTIFICATE MUST BE ATTACHED TO THE DOCUMENT DESCRIBED AT RIGHT:

Title or Type of Document: Warranty Deed
Number of Pages: 2, including this page
Date of Document: June 27, 2011
Signer(s) Other Than Below-Named: NONE

ACKNOWLEDGMENT

STATE OF CALIFORNIA)
) ss.
COUNTY OF SAN FRANCISCO)

On this 27th day of June, 2011, before me, Laura Dennis-O'Malior, Notary Public, personally appeared BOBBIE Y. CARTER, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument, the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Laura Dennis-O'Malior

Laura Dennis-O'Malior, Notary Public

CAPACITY CLAIMED BY SIGNERS

☑ Individuals
☐ Corporate Officer(s)

_____

☐ Partner(s) - ☐Limited ☐General
☐ Attorney-in-Fact
☐ Trustee(s)
☐ Subscribing Witness
☐ Guardian/Conservator
☐ Other: _____

SIGNER IS REPRESENTING:
name of person(s) or entity(ies)

_____

_____

(Seal)

