03

Realty Title

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$126,000.00~~ $127,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JUNE, 2011.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20110040246 DEEDWARR
Recvd: 07/05/11 15:41 2 pgs
Fees:13.00 Taxes:471.38
20110705-0051403

DIANE K. MANN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 02-11-2013

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Semone W. Bell	**PRIMELENDING**	176050B09000 CO
(NAME) 6109 Firelight Trail	(NAME) **18111 PRESTON ROAD, #900**	
(ADDRESS) Antioch, TN 37013	(ADDRESS) **DALLAS, TX 75252**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, Gail Carter and husband, Patrick R. Carter, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Semone W. Bell, 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. 185 on the Plan of Hickory Woods Estates, Section C, as of record in Plat Book 6900, pages 885-887, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Gail Carter and husband, Patrick R. Carter, by deed of record in Instrument Number 20090716-0066570, Register's Office for Davidson County, Tennessee.

Subject to all matters as shown on Plan of Hickory Woods Estates, Section C, of record in Plat Book 6900, pages 885-887, Register's Office for Davidson County, Tennessee. Subject to all matters shown on the Plan of record in Book 6900, page 885 thru 887, Register's Office for Davidson County, Tennessee. First Amendment to Amended and Restated Declaration of Covenants, Conditions and Restrictions, of record in Book 11180, page 802, said Register's Office. Declaration of Covenants, Conditions and Restrictions of record in Book 7823, page 857, Book 7857, page 94, as re-recorded in Book 7876, page 75, and Amended and Re-Stated Restrictive Covenants contained in an instrument of record in Book 9678, page 187, Register's Office for Davidson County, Tennessee. By-Laws of record in Book 7932, page 648, as corrected in Book 9616, page 470, and Book 9616, page 477, Register's Office for Davidson County, Tennessee. Easements shown on the plan of record in Plat Book 6900, page 512, and Plat Book 6900, page 885, and page 886, Register's Office for Davidson County, Tennessee. Subject to rights of others in and to the common areas/elements. Restrictive Covenants of record in Book 9678, page 213, and Book 9764, page 44, Instrument No. 20001207-0120450, Instrument No. 20031010-0150800, Instrument No. 20011015-0111957, Instrument No. 20010614-0062709, and Instrument No. 20010614-00662710, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 6109 Firelight Trail, Antioch, TN 37013

(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 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 30th day of June, 2011.

Gail Carter
Gail Carter

Patrick R Carter
Patrick Carter

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gail Carter and Patrick R. Carter, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at ~~Franklin~~ KIC SMYRNA, Tennessee this 30th day of June, 2011.

Commission expires:

Notary Public

Kasey Kelchner
State of Tennessee
Notary Public
My Comm. Exp. 1/21/2013
Rutherford County