STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $152,000.00

Affiant

Subscribed and sworn to before me, this 30th day of December, 2011.

Notary Public

My commission expires: 4-21-13

(Notary Stamp)

KELLY DORSEY STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

THIS INSTRUMENT PREPARED BY
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20120000936 DEEDWARR
Recvd: 01/05/12 10:04 2 pgs
Fees:13.00 Taxes:562.40
20120105-0001068

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Anthony Carr **Karen Carr**	F & M Bank	**Map 173, Group 11-0-A,** **Parcel 005.00CO**
2016 Stanford Village Drive	1639 Medical Center Pkwy.	Ste 101
Antioch, TN 37013	Murfreesboro, TN 37129	

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 ACKNOWLEDGE, WE,

Salil Paily and Elizabeth Huffard Paily, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Anthony Carr and Karen Carr, husband and wife

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. 5 on the Plan of Section One, Stanford Village of record in Instrument No: 20000204-0012060 and Instrument No. 20000204-0012061, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Salil Paily , an unmarried man, and Elizabeth Huffard, an unmarried woman, by Warranty Deed, from Beazer Homes Corp., DBA Phillips Builders, a Tennessee Corporation, of record in Instrument No. 20010730-0080222, Dated July 20, 2001, Register's Office for Davidson County, Tennessee. Salil Paily , an unmarried man, and Elizabeth Huffard, an unmarried woman, conveyed their interest by Quitclaim Deed to Salil Paily and Elizabeth Huffard Paily, husband and wife, of record in Instrument No. 20090616-0056012, Dated June 15, 2009, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.

The Plan of record in Instrument No. 20000204-0012060 and Instrument No. 20000204-0012061, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Instrument No. 20000203-0011283, and amended in Instrument No. 20000228-0019107, Instrument No. 20000301-0020280, Instrument No. 20010319002631O, Instrument No. 20020123-0009420 and Instrument No. 20041108-0134204, Register's Office for DAVIDSON County, Tennessee.
Quitclaim Deed to Homeowners Association of record in Instrument No. 20040422-0045791, Register's Office for DAVIDSON County, Tennessee.
Charter Homeowners Association of record in 20000217-0016310, Register's Office for DAVIDSON County, Tennessee.

Sewer Easement of record in Book 9466, Page 794 and Book 11517, Page 992, Register's Office for DAVIDSON County, Tennessee.
Agreement for flood plains of record in Book 11493, Page 254, Register's Office for DAVIDSON County, Tennessee.
Right of Way to Davidson County of record in Book 2739, Page 637 and Book 2590, Page 545, Register's Office for DAVIDSON County, Tennessee.
Right of Way Easement for Sewer Lines of record in Book 11263, Page 503, Register's Office for DAVIDSON County, Tennessee.
Gulf Interstate Gas Transmission Line of record in Book 2590, Page 545, Register's Office for DAVIDSON County, Tennessee.
Easement to Colonial Gulf Transmission Co. of record in Book 4218, Page 425 and Book 4229, Page 43,, Register's Office for DAVIDSON County, Tennessee.
By-Laws of record in Instrument No. 20000217-0016311, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.
Subject to rights of others in and to common areas / elements.
Subject to lien for special assessment contained in Declaration of Covenants, Conditions and Restrictions / Master Deed.
Subject to HOA dues, if any.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 2016 Stanford Village Drive, Antioch, TN 37013.

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 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 my/our hand(s) this 30th day of December, 2011.

Salil Paily

Elizabeth Huffard Paily

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Salil Paily and Elizabeth Huffard Paily, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of December, 2011.

Notary Public

My Commission Expires:

RUSSELL J. McCANN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

COMMISSION EXPIRES
JUNE 16, 2013

File #: **110870DH**
RECORD & RETURN TO:
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027