WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120014157 DEEDWARR
Recvd: 02/27/12 14:43 2 pgs
Fees:13.00 Taxes:401.45
20120227-0016864

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $108,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS **8th** day of **February, 2012**

Notary Public

MY COMMISSION EXPIRES: 12-10-2012

(AFFIX SEAL)

STATE TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 9175 Carothers Parkway, Suite 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Susan W. Edwards	Prime Lending, A Plains Capital Company	07511008000
(NAME)	(NAME)	
500 Dutchmans Drive	18111 Preston Road Suite 900	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Dallas, TX, 75252	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Kristopher Carpenter, unmarried**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Susan W. Edwards, a married person**, hereinafter called the Grantee, her 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. 391 on the Plan of Section 3, Highlands of Tulip Grove, as of record in Plat Book 4675, Page 140, as amended in Book 7390, Page 844, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof:

Being the same property conveyed to Kristopher Carpenter, an unmarried man, by deed from Barry Sean Wiginton and wife, Tonya Renae Wiginton ,dated August 27, 2008 and filed on August 29, 2008 in Instrument No. 20080829-0089047, Register's Office for said County.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved X property, known as 500 Dutchmans Drive, Hermitage, TN 37076

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, has 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 **8th** day of **February, 2012**

Kristopher Carpenter

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, **Kristopher Carpenter**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **8th** day of **February, 2012**

Notary Public

My commission expires: 9/8/13

MARK B. LEEDOM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON