BILL GARRETT, Davidson County
Trans:T20120031065 DEEDWARR
Recvd: 04/30/12 08:40 2 pgs
Fees:13.00 Taxes:336.70
20120430-0036378

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Reginald E. Carter
5100 Hunter's Point Lane
Hermitage, TN 37076

MORTGAGEE
Fifth Third Mortgage Company
5001 Kinglsey Drive
Cincinnati, OH 45227

SEND TAX BILLS
Mortgagee

MAP-PARCEL:
MAP 098-05-0
PARCEL 100.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Karen M. Lincoln nka Karen M. Cook and husband, James A. Cook,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Reginald E. Carter, unmarried,** 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 1-B, Zone Lot Division, Lot 1 - Hunter's Point Subdivision, as recorded in Book 5200, Page 736, and amended in Book 8250, Page 372, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Karen M. Lincoln, unmarried, by Warranty Deed from Brent Foster, dated March 14, 1995 and filed of record in Book 9619, Page 171, Register's Office for Davidson County, Tennessee. Karen M. Lincoln has since married and is now known as Karen M. Cook. James A. Cook joins in this conveyance for the purpose of conveying all his right, title and interest in and to said property he may have marital or otherwise.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Book 3814, Page 592, Book 3987, Page 925, Book 6207, Page 609, and in Book 6279, Page 741; Charter of record in Book 6256, Page 293; easements, covenants conditions and all matters and notes as shown on the plan of record in Plat Book 5200, Page 736, and amended in Plat Book 8250, Page 372, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantee.

This is improved property known as **5100 Hunter's Point Lane 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, 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 23rd day of April, 2012.

Karen M. Cook

James A. Cook

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Karen M. Cook and James A. Cook, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 23rd day of April, 2012.

NOTARY PUBLIC

STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 1.5.16

STATE OF Tennessee
COUNTY OF Wilson

The actual consideration or value, whichever is greater for this transfer is $91,000.00.

4-23-12
AFFIANT

Subscribed and sworn to before me this 23rd day of April, 2012.

NOTARY PUBLIC

STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 1.5.16