NEW OWNER:

Jeremy Richard Carlson
816 Daybreak Drive
Cane Ridge, Tennessee 37013

SEND TAX BILLS TO:
NEW OWNER

Map 182-01
Group 0A
Parcel 102.00CO

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Ave.
Lebanon, TN 37087
FILE NO: 12-0307

BILL GARRETT, Davidson County
Trans:T20120036558 DEEDWARR
Recvd: 05/17/12 15:36 3 pgs
Fees:18.00 Taxes:710.40
20120517-0043011

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **ONE HUNDRED NINETY TWO THOUSAND and 00/100 Dollars ($192,000.00)** cash in hand paid, the receipt of which is hereby acknowledged **ANTHONY J. KELLOGG AND WIFE, CARA M. KELLOGG, BY ANTHONY J. KELLOGG, HER ATTORNEY-IN-FACT** ("Grantor") have this day bargained and sold and by these presents does hereby transfer and convey unto **JEREMY RICHARD CARLSON AND WIFE, CHRISTINA PAULINE CARLSON**("Grantee"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in Davidson County, Tennessee, bound and described as follows, to-wit:

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. 173, on the Plan of Phase One, Section Two, Sunset Hills, RS-10 Subdivision - Cluster Lot Option, a Planned Unit Development, of record in Instrument No. 20071220-0146323, 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 Anthony J. Kellogg and Cara M. Kellogg, husband and wife, by Warranty Deed from TR&D Homes, Inc., A Tennessee Corporation, dated August 28, 2009 and of record in Instrument 20090831-0081518, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 816 Daybreak Drive, Cane Ridge, Tennessee 37013.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor have lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is

free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 15th day of May, 2012.

ANTHONY J. KELLOGG

CARA M. KELLOGG

BY: _____
ANTHONY J. KELLOGG, ATTORNEY-IN-FACT
PURSUANT TO RECORD IN BOOK *,
PAGE_____, ROWCT

Attorney in Fact

* 20120517-0043010

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **ANTHONY J. KELLOGG**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 15th day of May, 2012.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 3/28/2016

JONATHAN M TINSLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **ANTHONY J. KELLOGG**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, who acknowledged that he executed the within instrument on behalf of, and as attorney-in-fact for, **CARA M. KELLOGG,** the within named bargainor, for the purposes therein contained.

WITNESS my hand and official seal at office this 15th day of May, 2012.

JONATHAN M TINSLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

NOTARY PUBLIC

MY COMMISSION EXPIRES: 3/28/2016

The actual consideration or value, whichever is greater, for this transfer is $192,000.00.

AFFIANT

Sworn to and subscribed before me this 15th day of May, 2012.

JONATHAN M TINSLEY
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

NOTARY PUBLIC

My commission expires: 3/28/2016