Record & Return To: Realty Title & Escrow Co., Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20120047675 DEEDWARR
Recvd: 06/28/12 10:35 2 pgs
Fees:13.00 Taxes:481.00
20120628-0056713

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is 130,000.00

Affiant

Subscribed and sworn to before me, this 22nd day of June, 2012.

Notary Public

My commission expires:
April 12, 2015

KAREN McCALLA NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4711 TROUSDALE DRIVE, STE 120
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
NICOLE ELIZABETH CARVER	New Owner	**02606008300**
126 BUCKINGHAM COURT		
GOODLETTSVILLE, TN 37072		

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,

MICHAEL J HINDS and wife, JENNIFER HINDS

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

NICOLE ELIZABETH CARVER, single

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. 255 on the Plan of Windsor Green, Phase II, Section II, as shown on Plat of record in Plat Book 6900, Page 549, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

BEING THE SAME PROPERTY CONVEYED TO MICHAEL J HINDS, AN UNMARRIED MAN BY WARRANTY DEED FROM JERRY GINGERICH AND WIFE, JUDITH GINGERICH DATED 01/27/06 AND RECORDED ON 02/07/06 IN INSTRUMENT NO. 20060207-0014864, SAID REGISTER'S OFFICE FOR SAID COUNTY.

JENNIFER HINDS, SPOUSE OF MICHAEL J HINDS JOINS N THE EXECUTION OF THIS INSTRUMENT FOR THE PURPOSE OF CONVEYING ANY MARITAL INTEREST THAT SHE MAY HAVE IN SAID PROPERTY.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All matters shown on the plan of record in Book 6900, Page 549, Register's Office for DAVIDSON County, Tennessee.

This is improved (__X__) unimproved (____) property known as 126 BUCKINGHAM COURT, GOODLETTSVILLE, TN 37072.

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 in 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 22nd day of June, 2012.

MICHAEL J HINDS

JENNIFER HINDS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, MICHAEL J HINDS and JENNIFER HINDS, the within named Grantors, 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, at office, this 22nd day of June, 2012.

PAMELA B. MATHENEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Pamela B. Matheney
My Commission Expires
October 8, 2012
STATE OF TENNESSEE

Notary Public

My Commission Expires