# WARRANTY DEED

ATT VIXAYVONG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

MY COMMISSION EXPIRES:
08/17/2013

STATE OF TN
COUNTY OF ~~Wilson~~ Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of August, 2012.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Tia S. Mitchner | First Community Mtg. | 135120E30000CO |
| (NAME) | (NAME) | |
| 2616 Nashboro Boulevard | 275 Robert Rose Dr. | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37217 | Murfreesboro, TN 37129 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

BILL GARRETT, Davidson County
Trans:T20120060439 DEEDWARR
Recvd: 08/14/12 13:00 2 pgs
Fees:13.00 Taxes:462.50

20120814-0072636

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Craig E. Carney, a married man and Erin M. Carney, his wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Tia S. Mitchner, a single woman**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Being Lot No. 300, on the plan of Nashboro Village at Fairway Pointe, Tract 21, as the same appears of record in Plat Book 4660, Page 159 and as shown on amendment to restrictions recorded at Instrument No.20050222-0018814, Register's office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description.

Being the same property conveyed to Craig E. Carney, a married man and Erin M. Carney, his wife by Deed from Marquis Homes LLC, a Tennessee limited liability company, dated 07/12/2006 and filed for record on 07/12/2006 in Instrument 200607120083997, Register's Office for Davidson County, Tennessee.

All matters as set forth per Plat Book 4660, Page 159, said Register's Office.
Declaration of Covenants, Conditions, Restrictions and By-laws of record in Book 11703, Page 520, as amended of record in Instrument 200003160027171, as amended of record in Instrument 200502220018813, as amended of record in Instrument 201109230073937, said Register's Office. Consent to Declaration of Covenants, Conditions, Restrictions and By-laws in Instrument 200103220027768, said Register's Office.
Parking Rules of record in Instrument 200911050102438, as revised of record in Instrument 201109230073937, said Register's Office.
Overhead Line Easement of record in Book 4821, Page 109, said Register's Office.
Agreement for Dedication of Easement for Sanitary Sewers And/or Storm Drainage of record in Book 7225, Page 239, said Register's Office.
Grant of Overhead Line Easement of record in Book 11594, Page 299, said Register's Office.
Charter of record in Book 11703, Page 518, said Register's Office.
County of Davidson taxes for the year 2012 and subsequent years, a lien not yet ascertainable, due or payable.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 2616 Nashboro Boulevard, Nashville, TN 37217
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 3rd day of August, 2012

Craig E. Carney by Jerry Witherington his attorney in fact
Craig E. Carney
By: Jerry Witherington, His Attorney In Fact

Erin M. Carney by Jerry Witherington her attorney-in-fact
Erin M. Carney
By: Jerry Witherington Her Attorney In Fact

STATE OF TN
COUNTY OF WILSON

On this 3rd day of August, 2012, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Jerry Witherington, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is the attorney-in-fact of Craig E. Carney, and is authorized by him/her, and does hereby acknowledge the execution of this instrument on his/her behalf, by virtue of an instrument of record in Instrument No._____, Register's Office of Davidson County, Tennessee.

Witness my hand and official seal this 3rd day of August, 2012

Tracey Trumphour
Notary Public
My Commission Expires: 9.2.2013

TRACEY TRUMPHOUR STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

STATE OF TN
COUNTY OF WILSON

On this 3rd day of August, 2012, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Jerry Witherington, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is the attorney-in-fact of Erin M. Carney, and is authorized by him/her, and does hereby acknowledge the execution of this instrument on his/her behalf, by virtue of an instrument of record in Instrument No._____, Register's Office of Davidson County, Tennessee.

Witness my hand and official seal this 3rd day of August, 2012

Tracey Trumphour
Notary Public
My Commission Expires: 9.2.2013

TRACEY TRUMPHOUR STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

**RETURN TO:** Stewart Title
13026 Lebanon Road
Mt. Juliet, TN 37122

File No.: 01288-9654
SMG TN Warranty Deed