BILL GARRETT, Davidson County
Trans:T20120063852 DEEDWARR
Recvd: 08/27/12 10:47 2 pgs
Fees:13.00 Taxes:506.90
20120827-0076827

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 137,000.00

Affiant

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

Notary Public

My commission expires: 4-2-15

MORGAN SULCER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

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:
JAMES OVERTON **DIANA OVERTON**	**Pinnacle National Bank**	**17501002300**
5537 MURPHYWOOD CROSSING	**150 3rd Ave S. #900**	
ANTIOCH, TN 37013	**Nashville, TN 37201**	
		FILE ST2012-2397

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,

ANTHONY R CARTER JR, AN UNMARRIED MAN

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

JAMES *OVERTON and DIANA *OVERTON, husband and wife
***W.** ***G.**

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. 96 on the Plan of Asheford Crossing, Section Four of record in Plat Book 9700, Page 912, Register's Office for said County, reference to which is hereby made for a more complete and accurate description.

BEING THE SAME PROPERTY CONVEYED TO ANTHONY R CARTER, JR., AN UNMARRIED MAN BY WARRANTY DEED FROM BEAZER HOMES CORP., DBA PHILLIPS BUILDERS, A TENNESSEE CORPORATION DATED 08/29/00 AND RECORDED ON 08/31/00 IN INSTRUMENT NO. 200008310006195, SAID REGISTER'S OFFICE FOR SAID COUNTY.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All matters shown on the plan of record in Book 9700, Page 912, Register's Office for DAVIDSON County, Tennessee.

This is improved (__X__) unimproved (____) property known as 5537 MURPHYWOOD CROSSING, ANTIOCH, TN 37013.

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 23rd day of August, 2012.

ANTHONY R CARTER JR

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, ANTHONY R CARTER JR, 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 23rd day of August, 2012.

Notary Public

My Commission Expires:

DAVID R.A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-21-2013