This Instrument Prepared by:
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

New Owners Address & Send Tax Bills to:
Terri B. Borders
1019 Stirlingshire Drive
Hendersonville, TN 37075

MAP: 062130
PARCEL: 075.00

BILL GARRETT, Davidson County
Trans:T20120086057 DEEDWARR
Recvd: 11/09/12 15:03 2 pgs
Fees:13.00 Taxes:462.50
20121109-0103888

WARRANTY DEED

THIS INDENTURE, made this 7th day of November, 2012 between

John Donald Carlton, II and wife, Melissa Carlton

of Davidson County, Tennessee, hereinafter referred to as **Grantor**, and

Terri B. Borders, married

of Sumner, County Tennessee, hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, 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 14 on the Map of George I. Waddey's Subdivision of the W.N. Morgan's tract, known as Waddey's Riverbluff Subdivision, as of record in Book 843, Page 101, said Register's Office; to which reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to John Donald Carlton, II by Quitclaim Deed from Victoria Frances Carlton dated October 19, 2001 of record in Instrument Number 20050804-0091912, and by Tennessee Special Warranty Deed from Knutson Mortgage Corporation dated December 10, 1993 of record in Book 9192, Page 924, Register's Office for Davidson County, Tennessee.

Melissa Carlton joins in this conveyance to convey any and all interest, marital or otherwise, in and to this property.

This is (X) improved ( ) unimproved property known as: 1409 Hemlock Avenue, Nashville, TN 37216.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2012 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

John Donald Carlton, II

Melissa Carlton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, John Donald Carlton, II and Melissa Carlton, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Goodlettsville, Tennessee on this the 7th day of November, 2012.

Notary Public

My Commission Expires: 11/3/15

KAREN B. HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $125,000.00.

Affiant

Sworn to and subscribed before me, this 7th day of November, 2012.

Notary Public

My Commission Expires: 11/3/15

KAREN B. HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY