WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~ROBERTSON~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of November, 2012.

Notary Public

MY COMMISSION EXPIRES: 11-3-15
(AFFIX SEAL)

ANITA LESTER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY TENN.

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 2401 Memorial Blvd.
Springfield, Tennessee 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Scott A. Carter	SAME	14802010700
(NAME)	(NAME)	
409 Dominion Ct.		
(ADDRESS)	(ADDRESS)	
Franklin, TN 37067		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20121925

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **I, Frontier Two, LLC**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Scott A. Carter, a married person**, hereinafter called the GRANTEE, **his/her** heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

BEING Lot No. 13 on the Plan of re-subdivision of Reserve Parcel B of Century Center Park, of record in Plat Book 5800, page 94, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

BEING all of the same property conveyed to Frontier Two LLC by Special Warranty Deed from OWB REO LLC dated January 7, 2011 and filed of record in Instrument 20110114-0004061, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 5144 Linbar Drive, Nashville, TN 37211

(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, his/her heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his/her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

BILL GARRETT, Davidson County
Trans:T20120086460 DEEDWARR
Recvd: 11/13/12 12:12 2 pgs
Fees:13.00 Taxes:519.85

20121113-0104327

Witness my hand this 9th day of November, 2012.

Frontier Two, LLC

Harmon H. Jones III, MEMBER

By: Harmon H. Jones, III, Member

Member

By: Matt Burnett, Member

STATE OF TENNESSEE

COUNTY OF ROBERTSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Harmon H. Jones, III and Matt Burnett, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be Members of Frontier Two, LLC, the within named bargainor, a Limited Liability Company, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Members.

Witness my hand and official seal this 9th day of November, 2012.

Commission expires: 9-21-15

SONYA M BRANHAM
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

Sonya M Branham

Notary Public