WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20120094854 DEEDWARR
Recvd: 12/12/12 08:49 2 pgs
Fees: 13.00 Taxes: 1129.61
20121212-0114302

TARA JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $305,300.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of December, 2012.

My Commission Expires September 9, 2014

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Daniel A. Carl	New Owner	172090A05200CO
(NAME)	(NAME)	
6521 Banbury Circle		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Eric B. McCarn and Claudia L. McCarn, husband and wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Daniel A. Carl, a married man and Esther Carl, a married woman, husband and wife as joint tenants with right of survivorship**, 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:

Land in Davidson County, Tennessee, being Lot No. 52, Final Plat of Section Two, Banbury Crossing, as shown by plat of record in Plat Book 9700, Pages 605-609 and amended in Book 10970, Page 943, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Eric B. McCarn and Claudia L. McCarn, husband and wife by Deed from Barbara L. Coughlin-Shuler and husband Ronald S. Shuler, dated 02/15/2008 and filed for record on 02/26/2008 in Instrument 200802260018773, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
All matters as set forth per Plat Book 9700, Page 605, Plat Book 9700, Page 606, Plat Book 9700, Page 607, Plat Book 9700, Page 608, Plat Book 9700, Page 609, Book 10970, Page 943, said Register's Office.
Restrictions of record in Book 4148, Page 75, Book 4148, Page 196, Book 4148, Page 247, Book 4148, Page 254, Book 4148, Page 261, Book 4148, Page 264, Book 4148, Page 292, Book 4693, Page 690, said Register's Office.
Restrictions of record in Book 10369, Page 48, as amended in Book 10962, Page 516, as amended of record in Book 11218, Page 180, as amended of record in Instrument 200307280105031, as amended of record in Instrument 200510200126681, said Register's Office.
By-Laws of record in Instrument 200206100070239, said Register's Office.
Stormwater Detention Agreement of record in Book 10633, Page 330, said Register's Office.
Joint Driveway Maintenance Agreement of record in Instrument 200406110069453, said Register's Office.
Charter of record in Book 11187, Page 575, said Register's Office.

County of Davidson taxes for the year 2013 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 6521 Banbury Circle, Brentwood, TN 37027
(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 10th day of December, 2012.

Eric B. McCarn 12-10-12

Eric B. McCarn

Claudia L. McCarn 12/10/12

Claudia L. McCarn

State of Tennessee
County of Williamson

Personally appeared before me Eric B. McCarn and Claudia L. McCarn, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 10th day of December, 2012.

Notary Public
My Commission Expires: 11/6/13

K. THOMAS SIDWE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COU

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027