BILL GARRETT, Davidson County
Trans:T20130000619 DEEDWARR
Recvd: 01/03/13 10:50 2 pgs
Fees:13.00 Taxes:1776.00
20130103-0000739

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $480,000.00

Affiant

Subscribed and sworn to before me, this 27th DAY OF December, 2012.

Notary Public

MY COMMISSION EXPIRES: 1-9-16
(AFFIX SEAL)

JAMES A. WAECHTER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN

WARRANTY DEED

R-JH-12-4302

BOX 50-B

PREPARED BY:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

RETURN TO:
THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William Carey	Navy Federal Credit Union	103-04-N
4302 Wyoming Avenue	5550 Heritage Oaks Drive	1.03 CO
Nashville, TN 37209	Pensacola, FL 32526	~~10304007100~~
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we A & N INVESTMENTS, LLC AND TENNESSEE REGIONAL HOLDING, LLC, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto WILLIAM CAREY AND WIFE, ALICIA BURNS, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT A AS SHOWN ON EXHIBIT "B" TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR HOMES AT WYOMING, IN INSTRUMENT NO. 20120718-0063191, A HORIZONTAL PROPERTY REGIME IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO RAY E. TARKINGTON, TRUSTEE, WITH FULL POWER AND AUTHORITY TO CONVEY, SELL, TRANSFER, LEASE AND ENCUMBER WITHOUT JOINDER OF ANY BENEFICIARY BY WARRANTY DEED FROM WILLIAM S. OUTLAW, MARRIED AND JOSEPH A. JONES, MARRIED, OF RECORD AT INSTRUMENT NO. 20040108-0003327, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED JANUARY 8, 2004; AND FURTHER BEING THE SAME PROPERTY CONVEYED TO RAYMOND E. TARKINGTON JR., BY QUITCLAIM DEED FROM RAY E. TARKINGTON, TRUSTEE, WITH FULL POWER AND AUTHORITY TO CONVEY, SELL, TRANSFER, LEASE AND ENCUMBER WITHOUT JOINDER OF ANY BENEFICIARY, OF RECORD AT INSTRUMENT NO. 20040127-0010110, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED JANUARY 22, 2004. FURTHER BEING A PORTION OF THE SAME PROPERTY CONVEYED TO A & N INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, AS TO A FIFTY PERCENT (50%) UNDIVIDED INTEREST, AND TENNESSEE REGIONAL HOLDING, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, AS TO A FIFTY PERCENT (50%) UNDIVIDED INTEREST, AS TENANTS IN COMMON BY DEED FROM TENNESSEE REGIONAL HOLDING, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, AS TO A FIFTY PERCENT (50%) UNDIVIDED INTEREST, AND T SQUARE HOLDING, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, AS TO A FIFTY PERCENT (50%) UNDIVIDED INTEREST, AS TENANTS IN COMMON OF RECORD AT INSTRUMENT NO. 20120831-0079109, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED AUGUST 27, 2012 AND RECORDED ON AUGUST 31, 2012.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved (X) property, known as 4302 Wyoming Avenue, Nashville, Tennessee 37209
(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 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 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 27th day of December, 2012.

A & N Investments, LLC

By: Brian Mitchell

Brian Mitchell, Authorized Agent

Tennessee Regional Holding, LLC

By: _____

Justin Hicks, Managing Member

STATE OF Tennessee
COUNTY OF Davidson

On this the 27th day of December, 2012, before me personally appeared Brian Mitchell, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the Authorized Agent of A & N Investments, LLC, the within named bargainor, a limited liability company, and that he/she as such Authorized Agent executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 27th day of December, 2012.

Megan Paulus

Notary Public

My Commission Expires: 1-9-16

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

On this the 27th day of December, 2012, before me personally appeared Justin Hicks, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the Managing Member of Tennessee Regional Holding, LLC, the within named bargainor, a limited liability company, and that he/she as such Managing Member executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 27th day of December, 2012.

Megan Paulus

Notary Public

My Commission Expires: 1-9-16

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903