WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $116,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF JANUARY, 2013

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KAREN L. TRUSTY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 03-23-2016

BILL GARRETT, Davidson County
Trans:T20130003950 DEEDWARR
Recvd: 01/15/13 10:07 2 pgs
Fees:13.00 Taxes:431.05

20130115-0004688

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nate Waleed	New Owner	172-12-0-D-428.00CO
(NAME)	(NAME)	
7235 Althorp Way #12		
(ADDRESS)	(ADDRESS)	
Nashville, TN37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, WE, Benjamin Micah Carter and wife, Brittany Williams Carter and Gary D. Carter and Trina M. Carter, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Nate Waleed* 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:

* married

Land in Davidson County, Tennessee, being Unit T-12 as shown on Exhibit B2 & B6 to the Supplemental Declaration of Charter, Easements, Covenants and Restrictions for the Residential Neighborhood of Lenox Village, a Traditional Neighborhood Development, Annexing Additional Property to the Town Center Homes, a Horizontal Property Regime and Residential Neighborhood (Section Two, The Town Center Homes), of record as Instrument No. 20050324-0032209, as amended and shown as Exhibit A and B-2 of Instrument No. 20050815-0096405, in the Register's Office for Davidson County, Tennessee. Also being a part of the same property shown on the Plan of Section 2, The Town Center Homes at Lenox Village, of record as Instrument No. 20050322-0031182, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Benjamin Micah Carter, an unmarried man and Gary D. Carter and wife, Trina M. Carter by Warranty Deed from Josh T. Livezey and wife, Sabrina Livezey, of record at Instrument No. 20090508-0042461, Register's Office for Davidson County, Tennessee, dated May 5, 2009 and recorded on May 8, 2009.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, Subject to all matters shown on the Plan of Section 2, The Town Center Homes at Lenox Village, of record as Instrument No. 20050322-0031182, Register's Office for Davidson County, Tennessee. 2013 Taxes become a lien on 01/01/13 but are not yet due and payable. All matters shown on the Plan attached as Exhibit B2 & B6 to the Supplemental Declaration of Charter, Easements, Covenants and Restrictions for the Residential Neighborhood of Lenox Village, a Traditional Neighborhood Development, Annexing Additional Property to the Town Center Homes, a Horizontal Property Regime and Residential Neighborhood (Section Two, The Town Center Homes), of record as Instrument No. 20050324-0032209, as amended and shown as Exhibit A and B-2 of Instrument No. 20050815-0096405, in the Register's Office for Davidson County, Tennessee. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in the Master Deed Restrictions of record in Instrument Number(s) 20020315-0032825, amended and supplemented in 20021226-0158459, 20040526-0062221, 20060120-0007913, 20060321-0032383, 20060321-0032382 & 20080326-0030449, Register's Office for Davidson County, Tennessee, Register's Office for Davidson County, Tennessee, Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Charter, Easements, Covenants and Restrictions for the Residential Neighborhood, Lenox Village, a Traditional Neighborhood Development, with By-Laws appended thereto, of record in Instrument Number 20020315-0032826, supplemented in Instrument 20021226-0158458, Instrument 20031212-0178492, Instrument 20040526-0062220, Instrument 20050113-0005133, Instrument 20050119-0006853, Instrument 20050324-0032209 and 20050815-0096405, Instrument 20060120-0007914, Instrument 2060221-0020352, Instrument 20060309-0027423, Instrument 20060321-0032383, Instrument 20060622-0074677, Instrument 20070103-0001284, Instrument 20070830-0104306, Instrument 20080326-0030439, Register's Office for Davidson County, Tennessee, Charter for Lenox Village Neighborhood HOA in Instrument 20020412-0045831, and Register's Office for Davidson County, Tennessee.

This property, known as 7235 Althorp Way #12, 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 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 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 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 10TH DAY OF JANUARY, 2013.

Benjamin Micah Carter By Gary D. Carter POA

Benjamin Micah Carter by Gary D. Carter, his attorney in fact

Brittany Williams Carter By Gary D. Carter POA

Brittany Williams Carter by Gary D. Carter, her attorney in fact

Gary D. Carter

Trina M Carter

Trina M. Carter

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Gary D. Carter, Attorney-in-Fact for Benjamin Micah Carter and wife, Brittany Williams Carter, the within named bargainor/s, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that s/he executed the foregoing instrument on behalf of and as Attorney-in-Fact for the said Benjamin Micah Carter and wife, Brittany Williams Carter, as his/her free act and deed for the purposes therein contained, said Power of Attorney being recorded herewith in the Register's Office of Davidson County, Tennessee.

Witness my hand and official seal, this the 10th day of January, 2013.

Notary Public

My Commission Expires: 7-5-16

(SEAL)

YVETTE LYNN MELDRUM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Gary D. Carter and wife, Trina M. Carter, with whom I am personally acquainted (or provided 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 and official seal, this the 10th day of January, 2013.

Notary Public

My Commission Expires: 7-5-16

(SEAL)

YVETTE LYNN MELDRUM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Return To:

FOUNDATION
TITLE AND ESCROW, LLC
~~1725~~ N. Mt. Juliet Rd., ~~Ste. C~~
Mt. Juliet, TN 37122

21622