File No. 121180

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130004114 DEEDWARR
Recvd: 01/15/13 13:55 2 pgs
Fees:13.00 Taxes:9481.62
20130115-0004883

STEVEN G. WATERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-14-2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,562,600.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF JANUARY, 2013.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Timothy A. Carlton	Same as new owner	158 11 0A 006.00
(NAME)	(NAME)	
340 White Swans Crossing		
(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 GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Randall Edward Curran and Mardi Curran, husband and wife, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Timothy A. Carlton and Toni E. Carlton, husband and wife, 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:

Land in Davidson County, Tennessee, being Lot No. 6, as shown on the map entitled Cambridge Downs, of record as Instrument No. 20050727-0087930, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Randall Edward Curran and Mardi Curran, husband and wife, by deed from Sycamore Construction, LLC, dated August 31, 2011 and recorded on September 1, 2011 in Instrument No. 20110901-0067987, Register's Office, Davidson County, Tennessee.

Declaration of Protective Covenants, Conditions and Restrictions contained in an instrument of record in Instrument No. 20050727-0087931, said Register's Office.

Charter of Cambridge Downs Homeowners Association of record as Instrument No. 20050714-0081979, said Register's Office.

Sewer and/or Storm Drainage Easements of record in Book 8339, page 290 and Book 9190, page 244, said Register's Office.

Ingress/Egress, Overhead Utility and Water Line Easements of record in Book 8745, page 744 and as Instrument No. 20010924-0103120, said Register's Office.

Encroachment Agreement of record as Instrument No. 20030808-0113196, said Register's Office.

Steven G. Waters executed this instrument on behalf of Randall Edward Curran and Mardi Curran, husband and wife pursuant to a Power of Attorney of record in Instrument No 20130115-0004882 Register's Office, Davidson County, Tennessee.

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unimproved ☐

This is improved ☒ property, known as 340 White Swans Crossing, 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 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 our hands this 11th day of January, 2013.

Randall Edward Curran by Steven G. Waters his Attorney-in-fact

Mardi Curran by Steven G. Waters her Attorney-in-fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Steven G. Waters with whom I am personally acquainted and who acknowledged that he executed the within instrument on behalf of Randall Edward Curran and Mardi Curran, husband and wife as their Attorney in Fact as the free act and deed of the within named Randall Edward Curran and Mardi Curran, husband and wife.

Witness my hand and official seal this 11th day of January, 2013.

Commission expires: 12/28/13

Notary Public

DEBORAH A. RAND
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER