Record:

**RETURN TO:**
**Realty Title & Escrow Co., Inc.**
**5111 Maryland Way, Suite 101**
**Brentwood, TN 37027**

| WARRANTY DEED | STATE OF TENNESSEE<br>COUNTY OF Davidson<br>THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $117,500.00<br>Affiant<br>SUBSCRIBED AND SWORN TO BEFORE ME THIS 21st day of **March, 2013**<br>Notary Public<br>MY COMMISSION EXPIRES: 10/18/16<br>(AFFIX SEAL) |
|---|---|

AMY TIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

**THIS INSTRUMENT WAS PREPARED BY**
Foundation Title & Escrow Series, LLC, 30 Burton Hills Blvd, Suite 400, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Carrie Allison Springer | New Owner | 075120A08900CO |
| (NAME) | (NAME) | |
| 5117 Greer Station Dr. | | |
| (ADDRESS) | (ADDRESS) | |
| Hermitage, TN 37076 | | |
| (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, I/WE, **Rory D. Faciane and Treshna Love Faciane**, husband and wife, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Carrie Allison Springer, an unmarried woman**, 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 Number 89 on the plan of Greer Meadows at Cedar Creek, Section Two, as of record in Book 9700, page 601, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

Being the same property conveyed to Rory D. Faciane and wife, Treshna Love Faciane by deed from Eric Houck and wife, Allison Houck dated July 26, 2006 of record in Instrument No. 20060726-0090395; re-recorded in Instrument No. 20060802-0094219, Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 5117 Greer Station Dr., Hermitage, TN 37076

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, has 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.

BILL GARRETT, Davidson County
Trans:T20130024325 DEEDWARR
Recvd: 03/26/13 10:22 2 pgs
Fees:13.00 Taxes:434.75
20130326-0029468

Witness our hands this **21st** day of **March, 2013**

**Rory Faciane**

**Treshna Faciane**

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, **Rory Faciane and Treshna Faciane**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **21st** day of **March, 2013**

Notary Public

My commission expires: 11-3-15

TABATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY