Prepared by:
Tennessee Title & Escrow Affiliates, LLC
1000 Corporate Center Drive, Suite 125
Franklin, TN 37067

BILL GARRETT, Davidson County
Trans:T20130024719 DEEDWARR
Recvd: 03/27/13 10:44 2 pgs
Fees:13.00 Taxes:321.40
20130327-0029912

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $86,864.00

Affiant

Subscribed and sworn to before me, this 25th day of March 2013

Notary Public
My commission expires: 6/9/2013

TREY CAIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON CO.

Address of New Owner:	Send Tax Bills to:	Tax Information
Rob Carpenter	Rob Carpenter	117030D23200CO
232 Hillsboro Place	PO Box 158150	
Nashville, TN 37215	Nashville, TN 37215	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Paul Russell Carpenter and wife, Christine D. Carpenter,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Rob Carpenter and wife, Julie Carpenter,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Unit No. 232, Hillsboro Station Condominiums, of record in Plat Book 6250, page 752, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Paul Russell Carpenter and wife, Christine D. Carpenter by Warranty Deed from Paul R. Carpenter and wife, Julie D. Carpenter, dated January 11, 2010 and recorded in Instrument No. 20100112-0002921 in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises.

This property is improved property known as 232 Hillsboro Place, Nashville, TN 37215

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. Grantors covenant with Grantee(s) that Grantor(s) 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. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this the 25th day of March, 2013.

Paul Russell Carpenter

Christine D. Carpenter
by Paul Russell Carpenter
her attorney in fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Paul Russell Carpenter** , with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this the 25th day of March, 2013.

Notary Public

TREY CAIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON CO.

My Commission expires: 6/9/2013

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Paul Russell Carpenter**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he is the attorney-in-fact for **Christine D. Carpenter** and who further acknowledged that he executed the within instrument for the purposes therein contained by signing his name as the attorney-in-fact for **Christine D. Carpenter**.

Witness my hand and official seal at Franklin, Tennessee, this the 25th day of March, 2013.

Notary Public

TREY CAIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON CO.

My Commission expires: 6/9/2013

FILE NO: 2013032465