Prepared By & Return To:
Clarity Title, LLC
100 Hazel Path, Ste. C
Hendersonville, TN 37075
File No. 13-2000

STATE OF Tennessee
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$139,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 19 day of March, 2013.

Notary Public
Commission Expiration: **My Commission Expires: May 20, 2014**

JAKE CRUM
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans:T20130032897 DEEDWARR
Recvd: 04/22/13 14:10 2 pgs
Fees:13.00 Taxes:514.30
20130422-0039855

ADDRESS OF NEW OWNER:
Holly Carpenter
5508 Knollcrest
Hermitage, TN 37076

SEND TAX BILLS TO:
SunWest Mtg. Co.
18303 Gridley Road
Cerritos, CA 90703

MAP-PARCEL:
087050A -
14100 CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Christopher C. Bondie and Heather E. Bondie, husband and wife,

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Holly Carpenter, unmarried,

HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND OR ITS 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 all of Lot No. 46, on the plan of Farmingham Woods, Phase IV, as shown on plat of record filed in Plat Book 7900, Page 555, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Christopher C. Bondie and Heather E. Bondie, husband and wife, by Warranty Deed dated March 6, 2009 from Pamela J. Roberts, unmarried and filed of record on March 13, 2009 in Instrument No. 20090313-0022840, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the source of title shown above.

This is **improved** property known as: **5508 Knollcrest, 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 GRANTEE, her heirs and assigns forever; and we do covenant with the said GRANTEE 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 or our assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 18 day of March, 2013.

Christopher C. Bondie

Heather E. Bondie

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Christopher C. Bondie and Heather E. Bondie** the bargainor with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 18 day of March 2013.

JULIA A. HIRT
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

Notary Public
Commission Expiration: 10.5.2015