This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC

25 Century Blvd, Suite 212
Nashville, TN 37214

Davidson County DEEDWARR
Recvd: 05/06/13 14:11 3 pgs
Fees:18.00 Taxes:474.34
20130506-0045628

WARRANTY DEED

THIS INDENTURE made and entered into this 3rd day of May, 2013, by and between 113 Apollo Ct W Land Trust U/T/A dated October 1, 2008, Walter H Carter, Trustee, party of the first part, and Alexandria Bluing and Walter Bluing, a married couple, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Being Lot No. 213 on the Subdivision of Reserve Parcels 129 & 130, Barclay Square, Section 1, as of record in Plat Instrument No. 20030701-0090955, Register's Office for Davidson County, Tennessee.

Being all or part of the same property conveyed to 113 Apollo Ct W Land Trust U/T/A dated October 1, 2008, Walter H Carter, Trustee, by virtue of that certain Special Warranty Deed dated October 10, 2008, at Instrument No. 20081023-0106052 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2013 Davidson **County real property taxes, being a lien not yet due and payable and Deed of Trust of record at Instrument No 20081201-0116240 in the Register's Office of Davidson County, Tennessee in the amount of $75,600.00 in favor of Wilson Bank & Trust. This conveyance is subject to any and all existing restrictions of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.**

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Trustee

113 Apollo Ct W Land Trust U/T/A dated October 1, 2008, Walter H Carter, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Walter H Carter, Trustee , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 3rd day of May, 2013.

Notary Public

My Commission Expires: 9-8-13

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address: Alexandria Bluing and Walter Bluing

113 Apollo Court West
Antioch, TN 37013

Tax Parcel No 14909012900

Property Address: 113 Apollo Court West
Antioch, TN 37013

MAIL TAX BILLS TO: Walter H Carter

PO Box 1633
Mt Juliet, TN 37122-1633

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $128,200.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Walter Bluing
AFFIANT

SUBSCRIBED AND SWORN TO before me this 3rd day of May, 2013.

Notary Public

My Commission Expires: 9-8-13

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Ashlee Page, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Ashlee D. Page

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Cari Allen, a notary public for this county and state, Ashlee Page who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Cari Allen

Notary's Signature

CARI ALLEN STATE OF TENNESSEE NOTARY PUBLIC COMM. EXP. 11-4-13 DAVIDSON COUNTY

My Commission Expires: 11-4-13