BOX 10-B

BILL GARRETT, Davidson County
Trans: T20130043941 DEEDWARR
Recvd: 05/24/13 16:29 2 pgs
Fees: 13.00 Taxes: 599.40

20130524-0053136

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $162,000.00

X _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF MAY, 2013.

Lee A. Cohen
Notary Public

MY COMMISSION EXPIRES: MAY 5, 2015

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
RYAN ELLITHORPE, ET AL	**U.S. BANK HOME MORTGAGE**	**010-00-0-014.00**
(NAME) **2951 IVEY POINT ROAD**	(NAME) **P. O. BOX 20005**	
(ADDRESS) **GOODLETTSVILLE, TN 37072**	(ADDRESS) **OWENSBORO, KY 42304-0005**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

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, SHANNON CARTER, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RYAN ELLITHORPE, A SINGLE MAN, AND ABBY WARREN, A SINGLE WOMAN, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP,** 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 2, as shown on the map entitled Counce Subdivision, of record in Plat Book 6050, page 198, 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 Shannon Carter, a single woman, by deed from HSBC BANK USA, NATIONAL ASSOCIATION, AS TRUSTEE FOR THE BENEFIT OF THE HOLDERS OF THE CITIGROUP MORTGAGE LOAN TRUST INC., ASSET-BACKED PASS THROUGH CERTIFICATES, SERIES 2007-SHL1, of record as Instrument No. 20130205-0011879, dated December 28, 2012, Register's Office for Davidson County, Tennessee.

This conveyance is subject to matters shown on the Plan of record in Plat Book 6050, page 198; Easement and Right of Way for Subsurface Disposal System of record in Book 6600, page 314, Register's Office for Davidson County, Tennessee, and Book 268, Page 395, Register's Office for Robertson County, Tennessee; Easement and Right of Way for Wastewater System Piping of record in Book 6623, page 503, Register's Office for Davidson County, Tennessee; Easement for the flow of the waters of Sycamore Creek and the rights of the public therein; Rights of upper and lower riparian owners to the flow of the water of Sycamore Creek, free from diminution or pollution; Title to that portion of the premises embraced within the bounds of any graves or graveyards, with all rights of ingress and egress thereto; and any and all other easements, restrictions and conditions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved(X) property, known as **2951 IVEY POINT ROAD, GOODLETTSVILLE, TN 37072**
(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 my hand this **24th** day of **May, 2013.**

SHANNON CARTER

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 **SHANNON CARTER**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **24th** day of **May, 2013.**

My commission expires: **May 5, 2015**

Notary Public

DEBORAH J. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON