This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 212
Nashville, TN 37214

Davidson County DEEDWARR
Recvd: 07/08/13 15:10 3 pgs
Fees:18.00 Taxes:471.75
20130708-0070415

WARRANTY DEED

THIS INDENTURE made and entered into this 5th day of July, 2013, by and between Carter Capital Group LLC, a Tennessee Limited Liability Company, party of the first part, and Atica Helms Thomas, and husband Eric Thomas 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:

All that certain parcel of land in Davidson County, State of TN, as more fully described as Book 10525, Page 646, ID Number 150-11-0-10000, being known and designated as Lot 225, Plan of TOWNE VILLAGE OF THE COUNTRY Section III, recorded on 08/07/1980 filed in Plat Book 5200, Page 268 and 269.

Being all or part of the same property conveyed to Carter Capital Group, LLC by virtue of that certain Special Warranty Deed dated February 19, 2013, at Instrument No. 20130301-0020759 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. 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.

Carter Capital Group LLC, by Walter H Carter, Chief Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of said County and State, personally appeared Walter H Carter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Chief Manger of Carter Capital Group, LLC the within named bargainer, and that he as such Chief Manger, executed the foregoing instrument for the purposes therein contained, by signing the name of the bargainer by himself/herself as Chief Manger.

Witness my hand and seal, at office, this 5th day of July, 2013.

NOTARY PUBLIC

My Commission Expires: 9-8-13

MELANIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address:	Atica Helms Thomas and Eric Thomas 412 S Towne Court, Antioch, TN 37013
Tax Parcel No	15011010000
Property Address:	412 S Towne Court Antioch, TN 37013
MAIL TAX BILLS TO:	Pinnacle Bank, 150 3rd Ave S, Ste 900, Nashville, TN 37201

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 $127,500.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 5th day of July, 2013.

Notary Public

My Commission Expires: 3/28/15

PENNY ALLISON
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

20130604

Certificate of Authenticity

I, Cari Allen, 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.

Cari Allen

Signature

State of Tennessee

County of Davidson

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

Notary's Signature

A.R. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: My Commission Expires JUNE 21, 2016