BILL GARRETT, Davidson County
Trans:T20130081137 DEEDWARR
Recvd: 09/19/13 09:41 2 pgs
Fees:13.00 Taxes:677.06
20130919-0098615

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 182,990.00

Affiant

Subscribed and sworn to before me, this 12th day of September, 2013.

Notary Public

My commission expires: 7-24-17

DAVID R. A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4711 TROUSDALE DRIVE, STE 120
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
ROBERT S. SPIRES	**FRANKLIN AMERICAN MORTGAGE**	**173150A07400CO**
128 CLAYBROOK LANE	**501 CORPORATE CENTRE DRIVE, STE 400**	
ANTIOCH, TN 37013	**FRANKLIN, TN 37067**	

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 ACKNOWLEDGE, WE,

MISTY CARPENTER, MARRIED (FORMERLY KNOWN AS MISTY L. BLAKE)

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

ROBERT S. SPIRES, UNMARRIED

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:

Lot 74, on the plan of Mill Run Subdivision, Phase 1A (Cluster Lot Development), a resubdivision of Mill Run, Phase I, Lot 65, of record in Instrument No. 20010608-0060668, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING THE SAME PROPERTY CONVEYED TO MISTY L. BLAKE BY WARRANTY DEED FROM JENINE M. ELBERT, AN UNMARRIED PERSON, DATED 04/11/2005 RECORDED ON 05/14/2005 IN INSTRUMENT NO. 20050614-0067737 SAID REGISTER'S OFFICE FOR SAID COUNTY. MISTY L. BLAKE IS NOW KNOWN AS MISTY CARPENTER. SUBJECT PROPERTY WAS NEVER THE SOLE PRINCIPLE RESIDENCE OF HER SPOUSE, HEIRS, OR ASSIGNS.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (_____) property known as 128 CLAYBROOK LANE, ANTIOCH, TN 37013.

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 in 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/our hand(s) this 12th day of September, 2013.

Misty Carpenter F/K/A Misty L. Blake

MISTY CARPENTER
F/K/A MISTY L. BLAKE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, MISTY CARPENTER, the within named Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of September, 2013.

Notary Public

My Commission Expires: 7-24-17

DAVID R. A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY