THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 13090112** BILL GARRETT, Davidson County Trans:T20130085691 DEEDWARR Recvd: 10/03/13 14:28 2 pgs Fees:13.00 Taxes:1110.00 20131003-0104073	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $300,000.00. Affiant Subscribed and sworn to before me, this 3rd day of October, 2013. L. Chandler, Dep. Reg ~~Notary Public~~ ~~My Commission Expires:~~ _____

WARRANTY DEED

Address New Owner: David A West 315 Haddon Ct. Franklin, TN 37067	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 16109016000

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Gary M. Carden, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **David A West**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Carden Subdivision, Section 2 of record in Plat Instrument No. 20060627-0076906, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Gary M. Carden, married by Deed from Wilbur H. Cate, Jr. and wife, Gail M. Cate of record at Instrument No. 20060720-0087779, Register's Office for Davidson County, Tennessee, dated 7/17/2006 and recorded on 7/20/2006.

Grantor warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein. Said property is a vacant lot.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2014 a lien, not yet due and payable.

Subject to all matters shown on the Plan of record as Instrument Number 20060627-0076906, Register's Office of Davidson County, Tennessee.

Easements of record in Book 6616, page 81 and 6255, page 878, Register's Office for Davidson County, Tennessee.

Joint Driveway Agreement of record in Book 6616, page 86, as modified by Modification of Certain Easement Rights of record in Instrument No. 20060428-0048935, Register's Office for Davidson County, Tennessee.

Grant of Transmission Line Easement to the United States of America of record in Book 1149, page 569 and in Book 2440, page 378, Register's Office for Davidson County, Tennessee.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7389, page 142 and Book 7650, page 660, Register's Office for Davidson County, Tennessee.

Conveyances to the Metropolitan Government of Nashville and Davidson County of record in Book 7230, page 218 and Book 7413, page 348, Register's Office for Davidson County, Tennessee.

Declaration of Easement of record in Instrument No. 20060428-0048934, Register's Office for Davidson County, Tennessee.

Stormwater Quality agreement of record in instrument No. 20060511-0055468 and 20060511-0055523, Register's Office for Davidson County, Tennessee.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances of record in Instrument No. 20060515-0056567, Register's Office for Davidson County, Tennessee.

Subject to the flow of Seven Mile Creek across subject property.

The rights of upper and lower riparian owners in and to the use of the waters of said Creek located on the premises and the natural and unobstructed flow thereof.

This is improved property located at 5435 Edmondson Pike Nashville TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 3rd day of October, 2013.

Gary M. Carden

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Gary M. Carden, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3rd day of October, 2013.

Notary Public
My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MAY 18, 2014