THIS INSTRUMENT PREPARED BY:
CHRISTIAN S. HOFSTETTER
95 White Bridge Road, Suite 503
Nashville, TN 37205

THIS TRANSFER IS EXEMPT FROM REAL ESTATE TRANSFER TAX PURSUANT TO T.C.A. §67-4-409(a)(3)(F).

ADDRESS NEW OWNERS:	**SEND TAX BILL TO:**	**MAP- PARCEL ID:**
John L. Carter, Trustee Martha M. Carter, Trustee 6133 South Riverbend Drive Nashville, TN 37221	Same	155-080-B-055.00CO

BILL GARRETT, Davidson County
Trans:T20130089912 DEEDWARR
Recvd: 10/18/13 12:23 3 pgs
Fees:17.00 Taxes:0.00
20131018-0109070

WARRANTY DEED

For and in consideration of the sum of TEN AND 00/100 DOLLARS ($10.00), cash and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **John Lee Carter and wife, Martha M. Carter** hereinafter referred to as Grantors, have bargained and sold, and by these presents do transfer and convey unto **John L. Carter, Trustee and Martha M. Carter, Trustee** of **The John L. Carter and Martha M. Carter Revocable Living Trust** , hereinafter referred to as Grantees, its successors and assigns, their interest in and to a certain tract or parcel of land situated and being in Davidson County, State of Tennessee, and more particularly described as follows:

BEING Lot No. 55 on the Plan of South Colony at Riverbend, Phase I as of record in Book 6900, Page 271, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to John Lee Carter and wife, Martha M Carter by deed from Marcus G. Dotson and wife, Ann R. Dotson of record in Instrument #20020731-0092002, Register's Ofiice for Davidson County, Tennessee.

This conveyance is subject to the following:

1) SEE EXHIBIT " A "

2) Any and all existing restrictions, easements, encumbrances and covenants of record.

This is improved property known as 6133 S. Riverbend Drive, Nashville, Tennessee 37221.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors, assigns and representatives forever. And the undersigned, do covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as noted above.

And, Grantors further covenant and bind themselves, their heirs, successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors, assigns, and representatives, against the lawful claims of all persons, whomsoever.

WITNESS our hands this 16th day of August, 2013.

John Lee Carter
JOHN LEE CARTER

Martha M. Carter
MARTHA M. CARTER

STATE OF TENNESSEE)

COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **John Lee Carter and wife, Martha M. Carter** the within-named bargainors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, TN, this 16th day of August, 2013.

NOTARY PUBLIC

DOUGLAS LITTLE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My commission expires: 3/7/2017

The information contained herein was supplied solely by the parties hereto without the benefit of title examination. The preparer makes no warranty as to the state of title to the real property conveyed herein or to the accuracy of the information contained herein.

The Plan of record in Plat Book 6900, Page 271, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 5349, Page 921, Book 6474, Page 354, Book 6486, Page 588, Book 5896, Page 257, Book 7199, Page 119, and Book 9792, Page 20, Register's Office for Davidson County, Tennessee.

By-Laws of record in Book 7199, Page 135, Book 7781, Page 645, and Book 9792, Page 24, Register's Office for Davidson County, Tennessee.

Conveyance of Common Area of record in Book 7781, Page 637, said Register's Office.

HOA Charter of record in Book 8748, Page 816, said Register's Office.

Amendments and Variances to Plat of record in Book 8017, Page 957, Book 8017, Page 960, Book 8138, Page 146, Book 8138, Page 149, and Book 8311, Page 340, said Register's Office.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

All other easements and restrictions of record in said Register's Office.