WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $148,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 31ST DAY OF OCTOBER, 2013.

NOTARY PUBLIC

MY COMMISSION EXPIRES 4/20/15

KRISTI HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 13-R5888 PETERS

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Ashley R. Peters	Ashley R. Peters	151010A16300CO
3708 Waterford Way	3708 Waterford Way	
Antioch, TN 37013	Antioch, TN 37013	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

TERRY B. CARTY, SUSAN A. CARTY WILBURN AND MARK FRANKLIN CARTY

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

ASHLEY R. PETERS, UNMARRIED

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 3708 Waterford Way, 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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 our hand on the 31st day of October, 2013.

Terry B. Carty

Susan A. Carty Wilburn by Terry B. Carty ATTORNEY IN FACT
Susan A. Carty Wilburn
By: Terry B. Carty, Attorney-in-Fact

Mark Franklin Carty by Terry B. Carty ATTORNEY IN FACT
Mark Franklin Carty
By: Terry B. Carty, Attorney-in-Fact

BILL GARRETT, Davidson County
Trans:T20130095758 DEEDWARR
Recvd: 11/08/13 14:08 2 pgs
Fees:13.00 Taxes:510.60
20131108-0116216

STATE OF TENNESSEE
COUNTY OF Williamson

On the 31st day of October, 2013, before me personally appeared Terry B. Carty to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Susan A. Carty Wilburn and acknowledged that he executed the same as the free act and deed of said Susan A. Carty Wilburn.

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

Witness my hand and official seal at Franklin, Tennessee

Notary Public
My Commission Expires: 10/2/17

STATE OF TENNESSEE
COUNTY OF Williamson

On the 31st day of October, 2013, before me personally appeared Terry B. Carty to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Mark Franklin Carty and acknowledged that he executed the same as the free act and deed of said Mark Franklin Carty.

Witness my hand and official seal at Franklin, Tennessee

Notary Public
My Commission Expires: 10/2/17

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

file # 13-R5888 PETERS

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Terry B. Carty, the bargainor(s), 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 Franklin, Tennessee, this 31st day of October, 2013.

Notary Public
My Commission Expires: 10/2/17

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot 163, CHATHAM POINTE, as shown on plat of record in Plat Book 6900, Pages 444-447, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property devised to Terry B. Carty, Susan A. Carty Wilburn and Mark Franklin Carty by Last Will and Testament of Jacquelyn King Macpherson, of record in Case No. 13P-934, Seventh Circuit Court, Probate Division, for Davidson County, Tennessee.
Also being the same property conveyed to Charles R. MacPherson and wife, Jacquelyn K. MacPherson by Deed from Faxon Homes, Inc., recorded on the 15th day of July, 1988 in Deed Book 7599, Page 829, in the Register's Office of Davidson County, Tennessee.

This instrument is being executed in behalf of Susan A. Carty Wilburn, pursuant to a power of attorney executed by the same on October 09, 2013, and being filed for in Instrument # 20131108-0116214, Register's Office for Davidson County, Tennessee.

This instrument is being executed in behalf of Mark Franklin Carty pursuant to a power of attorney executed by the same on October 08, 2013, and being filed for in Instrument # 20131108-0116215, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

a. County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PLAN OF CHATHAM POINTE, as recorded in Plat Book 6900, Page(s) 444-447, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, Conditions and Restrictions as set forth in Declaration of Covenants, Conditions and Restrictions recorded in Book 7358, Page 656, amended in Book 7538, Page 792, Book 7599, Page 812 and Book 8667, Page 381 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

e. Charter of Chatham Pointe Homeowners Association, Inc. recorded in Book 7597, Page 977.

f. Deed of Conveyance to the Metropolitan Government of Nashville & Davidson County, Department of Water and Sewerage Services, to serve Chatham Pointe, of record in Book 7748, Pages 440, 444 and 493, said Register's Office.

g. Quitclaim Deed for Common Area recorded in Book 7683, Page 718.

h. Deed of General Warranty, Flowage Easement and Roadway Easement recorded in Book 3891, Page 476.