BILL GARRETT, Davidson County
Trans:T20140020502 DEEDWARR
Recvd: 03/27/14 11:23 2 pgs
Fees:13.00 Taxes:3108.00
20140327-0025220

Realty Title and Escrow Co., Inc.
1285 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $840,000.00.

Affiant

Subscribed and sworn to before me, this 26th day of March, 2014.

Notary Public

My commission expires: 12-27-15

(Notary Stamp) KATHLEEN A. TOMLINSON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY COMM. EXP. 12/27

THIS INSTRUMENT PREPARED BY
Solomon \ Parks Title & Escrow, LLC
8119 Isabella Lane, Suite 105
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
David Carver and Debra Carver	**New Owner**	**Map\Parcel: 064-03-0-B-094.00CO**
1156 Safety Harbor Drive		
Old Hickory, TN 37138		

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,

Eva J Faulkner, unmarried

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

David Carver and Debra Carver, husband and wife

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:

Land in Davidson County, Tennessee, being Lot No. 194 on the Plan of the Final Plat of Phase Six, Section One, Brandywine Pointe, of record in Plat Book 7900, Page 805, 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 Baird R. Faulkner and wife, Eva J. Faulkner by Warranty Deed from Jeff S. Bohan and wife, Cheryl M. Bohan, of record at Instrument No. 20070226-0023817, Register's Office for Davidson County, Tennessee, dated February 23, 2007 and recorded on February 26, 2007. Baird R. Faulkner died on May 21, 2011.

This property is known as 1156 Safety Harbor Drive, Old Hickory TN 37138

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantees. Subsequent taxes are assumed by Grantees.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 1156 Safety Harbor Drive Old Hickory, TN 37138.

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 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

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 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 26th day of March, 2014.

Eva J Faulkner

Eva J Faulkner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, Eva J Faulkner the within named grantors, with whom I am personally acquainted (or who proved to me his/her/their identity on the basis of satisfactory evidence), and who acknowledged that she executed this instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of March, 2014.

Notary Public

My Commission Expires: 3-3-2015

J. CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires March 3, 2015

File #: **314012MG**
RECORD & RETURN TO:
Solomon \ Parks Title & Escrow, LLC
8119 ISABELLA LANE, SUITE 105
BRENTWOOD, TN 37027