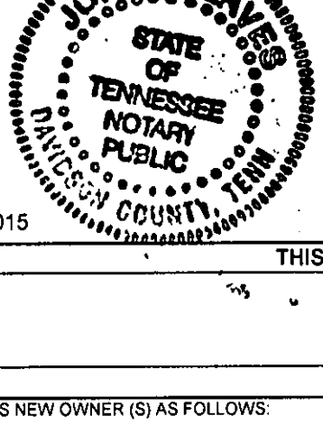
WARRANTY DEED



B-USB-14-12015

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF APRIL, 2014.

Notary Public

MY COMMISSION EXPIRES: 3-6-18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Lauren Carter Cox and Justin Michael Cox	**U.S. Bank National Association**	
(NAME) **12015 Old Hickory Blvd**	(NAME) **3180 Rider Trail South**	**109-00-0-198.00**
(ADDRESS) **Hermitage, TN 37076**	(ADDRESS) **Earth City, MO 63045**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **KENNETH R. CARTER AND DIANE D. CARTER, MARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **LAUREN CARTER COX AND HUSBAND, JUSTIN MICHAEL COX** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A tract of land in the 4th Civil District of Davidson County, Tennessee, described as follows, Beginning at a point marked by a bolt in the center line of Old Hickory Boulevard, said point being 209.5 feet from a spike at the intersection of the center lines of Old Hickory Boulevard and the center line of Stewarts Ferry Road (said spike being located 692 feet westerly from the point of intersection of the boundary line between the Ezell and Catherine Duncan property and the Lether Stewart property with the center line of Stewarts Ferry Road); thence with the center line of Old Hickory Boulevard North 4 deg. 37' West 170 feet to an iron spike; thence on a new line South 81 deg. 5" East 435.8 feet to an iron pin; thence on a new line South 22 deg. 52" West 170.35 feet to an iron pin: thence North 81 deg. 5" West 355.2 feet to the point of beginning at the aforesaid bolt in the center line of Old Hickory Boulevard.

Being the same property conveyed to Kenneth R. Carter and Diane D. Carter by deed from U.S. Bank National Association, as Trustee for J.P. Morgan Mortgage Acquisition Trust 2006-HE2, Asset Backed Pass-Through Certificate Series 2006-HE2 of record in Instrument No. 20120409-0029925 Register's Office for Davidson County, Tennessee, dated April 5, 2012 and recorded on April 9, 2012. (Value of consideration shown in aforementioned deed $124,100.00.)

This conveyance is subject to:
- Easement of record in Book 5916, Page 116, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **12015 Old Hickory Blvd, Hermitage, Tennessee 37076**.

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 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 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.

BILL GARRETT, Davidson County
Trans:T20140030262 DEEDWARR
Recvd: 05/02/14 11:16 2 pgs
Fees:13.00 Taxes:703.00
20140502-0037322

Witness my/our hand(s) this the 30th DAY OF APRIL, 2014.

Kenneth R. Carter

Diane D. Carter

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KENNETH R. CARTER AND DIANE D. CARTER, the within named bargainor, 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 and official seal, this the 30th of April, 2014.

Notary Public
My Commission Expires: 3-6-18
(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212