Prepared by:
Amy Cross Nance
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BILL GARRETT, Davidson County
Trans:T20140036647 DEEDWARR
Recvd: 05/27/14 10:36 2 pgs
Fees:13.00 Taxes:625.30
20140527-0045186

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $169,000.00

Affiant

Subscribed and sworn to before me, this 21 day of May 2014.

Notary Public
My commission expires: _____

GRANT B. STOCKTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-21-2016

Address of New Owner:	Send Tax Bills to:	Tax Information
Shannon M. B. Coombes 1317 Paulson Way Antioch TN 37013	New Owner	172080A02700CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Andrew Carter Caraway and wife Kimberly Lynette Caraway hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Shannon M. B. Coombes hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 27, on the Plan of Section Two-B, Hunters Branch, as shown by plat of record in Plat Book 6900, Pages 336 and 337, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Wade Schuerman and Kim Schuerman by deed dated June 30, 2004 from Christopher G. Cottrell and Shannon Graham Cottrell of record in Instrument No. 20040702-0079136, Register's Office for Davidson County, Tennessee. Property further quitclaimed from Wade Schuerman to Kim Schuerman of record in Instrument No. 20080221-0016831 and further quitclaimed from Kim Schuerman aka Kimberly Lynettte Caraway to Andrew Carter Caraway and Kimberly Lynette Caraway of record in Instrument No. 20130214-0015283, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2014 taxes, a lien which are not yet due and payable. 2) All matters appearing on plan of Hunters Branch, Section Two-B, of record in Book 6900 Pages 336 and 337, Register's Office for Davidson County, Tennessee 3) Restrictions of record in Book 6601, page 7, Register's Office for Davidson County, Tennessee 4) Charter of Hunters Branch Homeowner's Association of record in Book 6632 Page 424 and amended in Book 8923 page 318 5) Bylaws for Hunters Branch Homeowners Association of record in Book 6632 Page 429

This property is improved property known as 1317 Paulson Way, Antioch, Tennessee 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 assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do

further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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.

WITNESS my hand this 21 day of May, 2014.

Andrew Carter Caraway

Kimberly Lynette Caraway

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 Andrew Carter Caraway and Kimberly Lynette Caraway, the bargainor(s), 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 Brentwood, Tennessee, this 21st day of May, 2014.

Notary Public

My Commission expires: 2/23/15

Amy Cross Nance
State of Tennessee Notary Public
Williamson County

FILE NO: 08194