Return to: John T. Cook, P.C., 2927 Berry Hill Drive, Nashville, TN 37204

#1131

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Matthew S. Diedrich and Lynse R. Watkins	CMG Mortgage, Inc.	Map 062-020A-
2790 Riverbend Drive	3160 Crow Canyn Rd Ste 400	Parcel 211.00CO
Nashville, TN 37214	San Ramon, CA 94583	

This instrument prepared by: Southern Land Title & Escrow, Inc., P.O. Box 217, 9927 Sam Donald Court, Nolensville, TN 37135

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Jordan S. Carrier, married,** (The "Grantor") have bargained and sold, and by these presents does transfer and convey unto **Matthew S. Diedrich and Lynse R. Watkins, joint tenants with right of survivorship,** "Grantees"), their heirs and assigns certain tract or parcel of land in **DAVIDSON** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 334, on the Plan of River Trace Estates, Phase I, Section 3, of record in Plat Book 6900, page 615, said Register's Office, to which hereby reference to a more complete and accurate description of said Lot.

Being the same property conveyed to Jordan S. Carrier, an unmarried man by warranty deed dated April 25th, 2011 from John W. Badalamenti and wife, Nancy M. Badalamenti of record in Instrument No. 20110425-0031437, said Register's Office.

This is the same description as used in the last deed of record.

Kelsey J. Carrier, joins in this conveyance, with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property.

This instrument is executed on behalf of Jordan S. Carrier by Kelsey Carrier, his Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument No. 20140530-0046449 said Register's Office.

This conveyance is subject to the following:

1. **2014 Taxes, not yet due and payable and assumed by Grantees.**
2. **Restrictions, 6851, page 370, and amended in Book 6982, page 747, said Register's Office.**
3. **By-Laws of record in Book 6851, page 390, said Register's Office.**
4. **Easement for Transmission Line of record in Book 1163, page 341, said Register's Office.**
5. **Easement to Metropolitan Government Electric Power Board and Flowage of record in Book 3959, page 595, and in Book 2022, page 83, said Register's Office.**
6. **Grant and Indemnity Agreement of record in Book 7030, page 798, said Register's Office.**
7. **All matters appearing of record in Plat Book 6900, page 615, said Register's Office.**

This is improved property commonly known as **2790 Riverbend Drive, Nashville, TN 37214.**

BILL GARRETT, Davidson County
Trans:T20140037692 DEEDWARR
Recvd: 05/30/14 09:04 2 pgs
Fees:13.00 Taxes:513.56
20140530-0046450

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

The actual consideration or value, whichever is greater for this transfer is $138,800.00.

Affiant

Subscribed and sworn to before me this 28th day of May, 2014

Notary public:
My commission expires: 01/13/2015

JUDY PAINTER-ROSE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantor does covenant with the said Grantees that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 28th day of May, 2014.

Jordan S. Carrier by Kelsey Carrier, Attorney in Fact

Kelsey J. Carrier

[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 **Kelsey Carrier as Attorney-in-Fact for Jordan S. Carrier and Kelsey J. Carrier, individually** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged SHE executed the within instrument.
WITNESS my hand and official seal at Nolensville, Tennessee, this 28th day of May, 2014.

Notary Public
My commission expires: 01/13/2015

JUDY PAINTER-ROSE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY