Record and return to:
Victory Title & Escrow, LLC
695 President Pl., Ste. 203
Smyrna, TN 37167
VT140500082

BILL GARRETT, Davidson County
Trans:T20140038763 DEEDWARR
Recvd: 06/03/14 12:16 2 pgs
Fees:13.00 Taxes:565.73
20140603-0047853

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Andrew J.Carel
680 Atlanta Drive
Hermitage, TN 37076

MORTGAGEE
GMH Mortgage Services, LLC
625 W. Ridge Pike, Bldg C, Ste. 100
Conshohocken, PA 19428

SEND TAX BILLS
~~Owner~~ Mtgee

MAP-PARCEL:
MAP 075-08-0
PARCEL 176.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Anne M. Kent, widow** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Andrew J. Carel,** 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 all of Lot No, 514, on the Plan of Section Nine, Tulip Grove, as shown by plat appearing of record in Plat Book 4675, Page 135, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Elmer W. Kent and wife, Anne M. Kent by Warranty Deed from Mary Ann Fuqua, dated July 26, 2004, filed for record in Instrument Number 20040727-0089711, Register's Office for Davidson County, Tennessee. Said Elmer W. Kent is now deceased.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Book 4846, Page 924; easements, covenants conditions and all matters and notes as shown on the plan of record in Plat Book 4675, Page 135, Register's Office, Davidson, County, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantee.

This is improved property known as **680 Atlanta Drive Hermitage, TN 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 Grantees, their heirs and assigns, forever; and we do covenant with 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 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 our hands this 30th day of May, 2014.

Anne M. Kent

Anne M. Kent

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Anne M. Kent, the bargainor(s) 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 30th day of May, 2014.

NOTARY PUBLIC

My Commission Expires: 1.5.16

WILSON COUNTY * DEAN ROBINSON * STATE OF TENNESSEE NOTARY PUBLIC

STATE OF Tennessee
COUNTY OF: Davidson

The actual consideration or value, whichever is greater for this transfer is $152,900.00.

AFFIANT

Subscribed and sworn to before me this 30th day of May, 2014.

NOTARY PUBLIC

My Commission Expires: 3/6/18

GAIL C. VINCENT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR. 6, 2018