(3)

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140050540 DEEDWARR
Recvd: 07/15/14 11:11 2 pgs
Fees:13.00 Taxes:1165.50
20140715-0062312

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $315,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of July, 2014.

Notary Public

MY COMMISSION EXPIRES: 03-07-17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Tara Carson	CHURCHILL MORTGAGE CORP.	172100A01200CO
(NAME)	(NAME)	
5612 Cedar Rock Drive	761 Old Hickory Blvd., Ste 400	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Matthew Peter Carpentier, an unmarried man and Patricia Linh Phan, an unmarried woman**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Tara Carson and Steve Carson, wife and husband** , hereinafter called the GRANTEE(S), their heirs and/or 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. 12, on the Final Plat of a Cluster Lot Development, Brentwood Cove, Revision 3, of record in Instrument No. 200102010009801, Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Matthew Peter Carpentier, an unmarried man and Patricia Lihn Phan, an unmarried woman by Warranty Deed dated 04/27/2011 from Alec Singh and Inderjit K. Basra, husband and wife of record in Instrument 201105040034197, Register's Office for Davidson County, Tennessee. Patricia Lihn Phan aka Patricia Linh Phan.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All matters as set forth per Instrument 200102010009801, said Register's Office.
Declaration of Protective Covenants and Bylaws of record in Instrument 200004270041952, said Register's Office.
Stormwater Detention Agreement of record in Instrument 200009080089128, said Register's Office.
County of Davidson taxes for the year 2014 and subsequent years, a lien not yet ascertainable, due or payable.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 5612 Cedar Rock Drive, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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/or 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/or 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 14th day of July, 2014.

Matthew Peter Carpentier by Charles M. Kerr, Attorney in Fact

Patricia Linh Phan by Charles M. Kerr, Attorney in Fact

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 Charles M. Kerr, with whom I am personally acquainted and who proved himself to be the Attorney in Fact for Matthew Peter Carpentier and Patricia Linh Phan, and who being authorized to do so acknowledged executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 14th day of July, 2014.

Notary Public
My Commission Expires: 3-25-18

KIMBERLY D. HICKS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027