BILL GARRETT, Davidson County
Trans:T20140051802 DEEDWARR
Recvd: 07/18/14 09:23 3 pgs
Fees:18.00 Taxes:377.40
20140718-0063761

THIS INSTRUMENT BY: WILLIAM TIMOTHY HILL 201 4th AVENUE NORTH, SUITE 1800 NASHVILLE, TENNESSEE 37219 (615) 256-1577	STATE OF TENNESSEE) COUNTY OF Davidson) The actual consideration or value, whichever is greater, for this transfer is $102,000.00. Susan Mader Affiant Subscribed and sworn to before me, this the 16 day of July 2014. Brandy Gomaz Notary Public My Commission Expires: 9/11/

BRANDY GOMAZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
SUSAN REBECCA MADER 560 BRADBURN VILLAGE CIRCLE ANTIOCH, TN 37013	NAVY FEDERAL CREDIT UNION 5505 HERITAGE OAKS DRIVE PENSACOLA, FL 32526	164-06-0B 068.00 CO

FOR AND IN CONSIDERATION of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, receipt of which is hereby acknowledged, grantor, JOHN W. CARTER, a single person by these presents does hereby sell and convey unto SUSAN REBECCA MADER, a single person, her heirs and assigns, all right, title and interest to a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 111 on the plan of the Townhomes of Bradburn Village, as established by the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20060816-0101099, First Amendment in Instrument No. 20070717-0084884, and as shown as Exhibit "A-1" in the Amended and Restated Declaration of Covenants, Conditions and Restrictions for The Townhomes of Bradburn Village of record as Instrument No. 20070817-0098536, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to JOHN W. CARTER, A SINGLE PERSON, by deed from BEAZER HOMES CORP., A TENNESSEE CORPORATION, of record as Instrument No. 20100120-0004993, dated January 15, 2010, said Register's Office.

This is improved property known as 560 BRADBURN VILLAGE CIRCLE, 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 Grantee, her heirs and assigns, forever; and I do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same in unencumbered, except:

1. General or special taxes and assessments required to be paid in the year 2014 and subsequent years for Map-Par. 164-06-013-068.00.
2. Transmission Line Easement of record as Instrument No. 20020909-0109148 and Book 5799, page 662, said Register's Office.
3. Colonial Pipeline Easement of record in Book 3670, page 396, Book 4579, page 913 and Book 3644, page 317, said Register's Office.
4. Easement of record as Instrument Nos. 20080502-0045461 and 20070622-0074712, said Register's Office.
5. Master Deed, Declaration of Covenants, Conditions and Restrictions of record as Instrument No. 20060816-010199, amended as Instrument No. 20070717-0084884 and 20070817-0098536, said Register's Office.

and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all persons whosoever, whenever used, the singular number shall include the plural, the plural the singular, and the sue of any gender shall be applicable to all genders.

WITNESS my hand this 16 day of July, 2014.

JOHN W. CARTER

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JOHN W. CARTER, the bargainor, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 16 day of July, 2014.

Brandy Gomaz
Notary Public

My Commission Expires: 9/11/17

