WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF SEPTEMBER, 2014.

Notary Public

MY COMMISSION EXPIRES: 3/6/18
(AFFIX SEAL)

PAUL F. SORRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

G-KW-14-3021

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Sarah Carpenter and Amanda Boiteau	new owner	
(NAME)	(NAME)	**136-05-0-A-065.00 CO**
3021 Harbor Lights Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **DANIEL VIVIAN AND VICTORIA VIVIAN, HUSBAND AND WIFE,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **SARAH E. CARPENTER, A SINGLE WOMAN AND AMANDA L. BOITEAU, A SINGLE WOMAN,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 70, BAYVIEW ESTATES, PHASE TWO, as shown on plat of record in Instrument No. 20000609-0057633, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Daniel Vivian and Victoria Vivian, husband and wife by Warranty Deed from Sandra Jobe, unmarried, recorded on the 16th day of August, 2012 in Instrument No. 20120816-0073293, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- County of Davidson taxes for the year 2014 and subsequent years.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BAYVIEW ESTATES, PHASE TWO, as recorded in Instrument No. 20000609-0057633.
- Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 10323, Page 55, Book 10727, Page 268, Book 11019, Page 911, Book 11251, Page 126, Book 11271, Page 163 and Instrument No. 20020104-00014030.
- Charter of Homeowners Association recorded at Instrument No. 20040209-0015578.
- Easement for Telecommunications, recorded in Book 11762, Page 271.
- Easement for Sewer/Storm Drainage, recorded in Book 7830, Page 233.
- Easement for Slope-Grading-Drainage, recorded in Book 10085, Page 576.
- Landscape Agreement recorded in Book 10339, Page 298.
- Conveyance for common areas recorded at Instrument No. 20000710-0068261.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3021 Harbor Lights Drive, Nashville, Tennessee 37217**.

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; 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 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.

BILL GARRETT, Davidson County
Trans:T20140067990 DEEDWARR
Recvd: 09/12/14 08:30 2 pgs
Fees:13.00 Taxes:647.50
20140912-0083543

Witness my/our hand(s) this the 8th DAY OF SEPTEMBER, 2014.

Daniel Vivian by John Gleaves,
Attorney in Fact

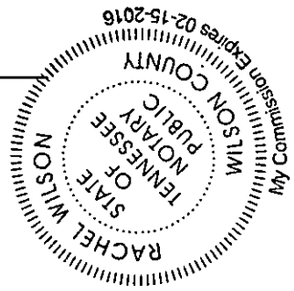
Victoria Vivian by John Gleaves,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Gleaves , to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of DANIEL VIVIAN AND VICTORIA VIVIAN, and who acknowledged he executed the same as the free act and deed of the said DANIEL VIVIAN AND VICTORIA VIVIAN.

Witness my hand and official seal, this the 8th of September, 2014.

Notary Public
My Commission Expires: 2-15-16
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212