THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203 Return To: **BRENTWOOD TITLE & ESCROW, LLC 320 SEVEN SPRINGS WAY SUITE 150 BRENTWOOD, TN 37027**	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 298,900.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF NOVEMBER, 2014. Notary Public MY COMMISSION EXPIRES: _____ (AFFIX SEAL) STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MARGARET R. ALEXANDER My Commission Expires SEPT 11, 2017

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kelly Freeman Carpenter	Access National Mortgage	MAP 95-07
2318 Deerwood	1800 Robert Fulton Dr #350	PARCEL 045.00
Nashville, TN 37214	Reston, VA 20191	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Garner Knight Development, a Tennessee General Partnership composed of Frances Garner and James L. Knight**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kelly Freeman Carpenter, married**

HEREINAFTER CALLED THE GRANTEE, HER 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 Lot number 180 on the Plan of Merry Oaks, not of record, and described as follows:

Beginning at a point in the Northerly margin of Deerwood Road, the common corner of Lots 180 and 181; thence with the line between said lots, Northwardly 115 feet to a corner of Lot 179; thence with the line between Lots 179 and 180, Northeasterly 113 feet to the Westerly margin of Blue Hills Road; thence with the margin of said Road, Southerly 146.5 feet to the beginning of a curve; hence along said curve, Southwesterly 42.5 feet to a point in the Northerly margin of Deerwood Road; thence with the margin of said Road, Westerly, passing a concrete monument at 128.1 feet, in all 132.1 feet to the beginning.

Being the same property conveyed to Garner Knight Development by deed from Frank B. Gaiters, Jr. and wife, Loren B. Gaiters of record in Instrument No. 20130912-0096270 Register's Office for Davidson County, Tennessee, dated September 11, 2013 and recorded on September 12, 2013.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **2318 Deerwood, Nashville, TN 37214.**

BILL GARRETT, Davidson County
Trans:T20140090073 DEEDWARR
Recvd: 12/02/14 09:30 2 pgs
Fees:13.00 Taxes:1105.93
20141202-0110275

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, her heirs and assigns forever; and we do covenant with the said GRANTEE 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, her 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 the 12th day of November, 2014.

Garner Knight Development

BY: _____ _____
Frances Garner, Partner James L. Knight, Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, personally appeared Frances Garner and James L. Knight with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are all of the Partners of the maker, **Garner Knight Development**, and are authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand and seal this the 12th day of November, 2014.

My Commission expires 1-9-16

_____
Notary Public

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN