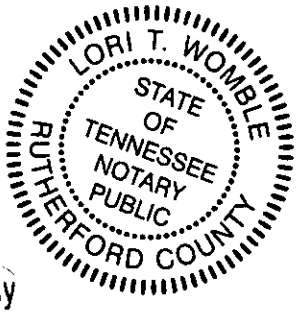
WARRANTY DEED



State of Tennessee
County of Rutherford

The actual consideration or value, whichever is greater, for this transfer is **$139,000.00**.

Affiant

Subscribed and sworn to before me, this the 23rd day of December, 2014.

Notary Public

My commission expires: 8-15-15

(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20150000124 DEEDWARR
Recvd: 01/02/15 10:36 2 pgs
Fees:13.00 Taxes:514.30
20150102-0000187

THIS INSTRUMENT WAS PREPARED BY
Atwood & Moore, Attorneys at Law
144 Uptown Square , Murfreesboro, TN 37129

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
James Timothy Davis	**Same**	**151-09-0-A 031.00**
610 May Lane		
Murfreesboro, TN 37130		

FOR AND IN 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 ACKNOWLEDGE, I,

Margaret B. Carrington, unmarried

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

James Timothy Davis, married

HEREINAFTER CALLED THE GRANTEE, 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 Lot No. 31, on the Plan of Phase 1, Section 1, Long Hunter Chase, a planned unit development, of record in Plat Book 7900, page 829, 830 and 831, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Eugene J. Carrington and Margaret B. Carrington, husband and wife, by deed of record in Book 10365, page 619, of the Register's Office of Davidson County, Tennessee. The said, Eugene J. Carrington being deceased and spouse, Margaret B. Carrington having received the property as surviving tenant by the entirety.

THIS conveyance is subject to the restrictive covenants of record in Record Book 9430, page 251 and amended in Record Book 9534, page 938, Record Book 9534, page 942, Instrument Number 20020930-0118656 and 20130226-0019266; to the sewer easement of record in Instrument Number 20001030-0107415, Instrument Number 20000906-0088271 and 20000906-0088272; to the PUD Boundary Plat of record in Record Book 7900, page 595; to the drainage easement to Metro of record in Record Book 4717, page 515; to the Quitclaim Deed to HOA of record in Record Book 9432, page 792, Record Book 9649, page 764, Instrument Number 20021003-0120427 and Instrument Number 20030820-0120927; to the Transmission Line Easement to USA of record in Deed Book 2336, page 532, Deed Book 2338, page 406, Deed Book 4428, page 568, Deed Book 4446, page 423 and Deed Book 4535, page 351; to the Sewer Easement of record in Record Book 9588, page 930, Record Book 9988, page 793, Record Book 10796, page 628 and Record Book 10796, page 625; to the easement for water mains of record in Record Book 8197, page 288 and Record Book 8358,

page 919; to the deed of conveyance of record in Record Book 9988, page 793 (for sewer) and Record Book 9988, page 821 (for water main); and to any and all other matters as shown on plat of record in Plat Book 7900, pages 829, 830 and 831, of the Register's Office of Davidson County, Tennessee.

This is improved (X) Unimproved (____) property, known as **6361 Paddington Way, Antioch, TN 37013**

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. The GRANTOR covenants 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 in 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 my/our hand(s) this **22nd** day of **December, 2014.**

Margaret B. Carrington

Margaret B. Carrington

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Personally appeared before me, a Notary Public of said County and State, **Margaret B. Carrington,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **22nd** day of **December, 2014.**

Lori T. Womble

Notary Public

LORI T. WOMBLE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 8-15-15