AFTER RECORDING PLEASE RETURN TO:
Lawyer's Escrow Service Inc.
2021 Richard Jones Rd., Suite 220
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20150040154 DEEDWARR
Recvd: 05/22/15 14:20 2 pgs
Fees:13.00 Taxes:910.20
20150522-0047611

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $246,000.00.

Affiant

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires: [illegible]

Subscribed and sworn before me this the 20th day of May, 2015.

Notary Public
My commission expires: 7-6-15

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Kyle T. Roberts 6612 Valleypark Dr Nashville, TN 37221	Suntrust Mgt 80 Buf 79041 Baltimore, MD 21279-0041	126-16-0-A-088.00CO

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, CLINTON CARTER AND WIFE, KELLY E. CARTER AKA KELLY ELIZABETH CARTER hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to KYLE T. ROBERTS AND RACHEL B. ROBERTS, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 88 on the Plan of the Final Plat of Riverwalk, Phase 1A, Section 1 & Phase 1B, Section 1, of record in Plat at Instrument No. 20011026-0117231, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Clinton Carter and wife, Kelly E. Carter by Warranty deed from Zachary Harper and wife, Catherine D. Harper, of record in Instrument No. 20110110-0002387, Register's Office for Davidson County, Tennessee, dated January 7, 2011 and recorded on January 10, 2011.

The said Kelly E. Carter and Kelly Elizabeth Carter are one in the same.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 6612 Valleypark Dr., Nashville, TN 37221.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 20th day of May, 2015.

Clinton Carter

KELLY ELIZABETH CARTER BY CLINTON
Kelly Elizabeth Vanhooser Carter
By: Clinton Thomas Carter As Her Attorney In Fact
THOMAS CARTER HER 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, Clinton Carter with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 20th day of May, 2015.

My commission expires:

1/15/17

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

State of TENNESSEE

County of WILLIAMSON

On this 20th day of May, 2015, before me, the undersigned Notary Public in and for said County and State, personally appeared Clinton Thomas Carter with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Kelly Elizabeth VanHooser Carter by POWER OF ATTORNEY dated May 11, 2015, and who acknowledged that he executed the same as the free act and deed of Kelly Elizabeth VanHooser Carter.

Witness my hand and official seal of office this 20th day of May, 2015.

My Commission Expires:

1/15/17

Notary Public

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY