STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $168,000.00.

Suzann Carver
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 5th DAY OF June, 2015.

Cari Allen
Notary Public
MY COMMISSION EXPIRES: 9-11-17
File No. G15-1770D

CARI ALLEN NOTARY PUBLIC STATE OF TENNESSEE COMM. EXP. 09-11-2017 DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans:T20150045466 DEEDWARR
Recvd: 06/09/15 15:21 2 pgs
Fees:13.00 Taxes:621.60
20150609-0054327

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Barry K. Carver and Suzann Carver (NAME)	~~BancorpSouth Bank~~ SAME (NAME)	26-7-175
134 Buckingham Court (STREET ADDRESS)	~~P.O. Box 549~~ 1215 Plantation Blvd (STREET ADDRESS)	
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	~~Jackson, TN 38302-0549~~ Gallatin, TN 37066 (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Betty Lynn Ladd, unmarried**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Barry K. Carver and Suzann Carver, husband and wife,** HEREINAFTER CALLED THE GRANTEES, 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. 259 on the plan of WINDSOR GREEN, PHASE II, SECTION II, as shown by plat of record in Plat Book 6900, Page 549, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Betty Lynn Ladd, unmarried from Bruce A. McCandless and wife, Kelley D. McCandless, by Deed dated May 17, 2000, as Instrument No. 20000524-0051859, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. This is a Planned Housing Development and is subject to Homeowner's dues and liens for assessment thereof.
2. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 6900, page 549, Register's Office for Davidson County, Tennessee.
3. Charter of Homeowner's Association of record in Book 8192, page 65 and Book 6396, page 542, Register's Office for Davidson County, Tennessee.
4. Bylaws of record in Book 6406, page 942, Register's Office for Davidson County, Tennessee.
5. Common Area conveyed to Homeowner's Association of record in Book 7864, page 369, Register's Office for Davidson County, Tennessee.
6. Easement for sanitary sewers as recorded in Book 6117, page 290, Register's Office for Davidson County, Tennessee.
7. Easement to Madison Suburban Utility District as recorded in Book 4377, page 94, Book 6636, page 824, and Book 7410, page 996, Register's Office for Davidson County, Tennessee.

The 2014 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 134 Buckingham Court, Goodlettsville, TN 37072.

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, and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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 5th day of June, 2015.

Betty Lynn Ladd
Betty Lynn Ladd

June 05, 2015
Date

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 Betty Lynn Ladd, unmarried, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 5th day of June, 2015.

My Commission Expires: 9-11-17

Cari Allen
Notary Public

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
COMM. EXP. 09-11-2017
DAVIDSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066