Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 290
Brentwood, TN 37027
15-1237

STATE OF TENNESSEE
COUNTY OF Robertson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $247,000.00

Affiant

TERESA GLASS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 28th day of August, 2015

Notary Public
Commission Expires: 11-17-15

Address of New Owner	Send Tax Bills To:	Map & Parcel
Brandon J. Clark 7272 Santeelah Way Antioch, TN 37013	First Choice Lending Services, LLC 9821 Cogdill Road, Suite 2 Knoxville, TN 37932	181030A25300 CO

WARRANTY DEED

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 ACKNOWLEDGED, I/WE,

Ryan Carson and Meredith Carson, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Brandon J. Clark, an unmarried man, and Kayla M. Williams, an unmarried woman, As Joint Tenants with Right of Survivorship

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. 74, on the plan of Section One, Phase One, Addition to Indian Creek Estates, a RS-10 Subdivision, Cluster Lot Option, a Planned Unit Development, of record in Instrument No. 20060330-0035946, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Ryan Carson and Meredith Carson, husband and wife by Warranty Deed from Leemore Jewelers, Inc. D/B/A Hearten Home Builders dated 07-16-2014 and recorded 07-23-2014 in Instrument No. 20140723-0065356, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 7272 Santeelah 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; and we so 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. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 28th day of August, 2015.

BILL GARRETT, Davidson County
Trans:T20150075032 DEEDWARR
Recvd: 09/02/15 14:55 2 pgs
Fees:13.00 Taxes:913.90
20150902-0089619

Ryan Carson by Meredit Carson, attorney in fact

Ryan Carson by Meredith Carson, his Attorney in Fact

Meredith Carson

Meredith Carson

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Meredith Carson** 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.

On this the 28th day of August, 2015, before me personally appeared **Meredith Carson,** to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **Ryan Carson** and acknowledged that she executed the same as her free act and deed for the purposes herein contained by virtue of that Specific Power of Attorney recorded in Instrument No. 20150902-0089618 in the Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at Brentwood, Tennessee this 28th day of August, 2015.

JOSHUA A. TERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-18-16

Notary Public
My Commission Expires: 1/18/16

(Notary Seal)