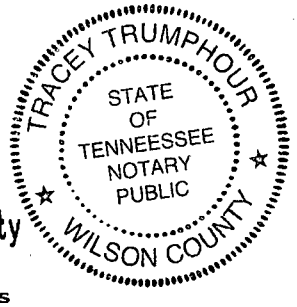
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of September, 2015.

Notary Public

MY COMMISSION EXPIRES: 8.14.17

(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20150077050 DEEDWARR
Recvd: 09/10/15 11:14 2 pgs
Fees:13.00 Taxes:832.50

20150910-0091966

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Stonewall Renovation, LLC	Stonewall Renovation, LLC	
(NAME)	(NAME)	
2006 Brunswick Drive	2006 Brunswick Drive	064-12-0C222.00CO
(ADDRESS)	(ADDRESS)	
Lebanon, TN 37087	Lebanon, TN 37087	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Edwin M. Carter Jr., an unmarried man**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Stonewall Renovation, LLC**, hereinafter called the GRANTEE(S), their heirs and/or 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 Unit No. 222, on the plan of Phase Two, Lexington, of record in Plat Book 6250, Page 341, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Edwin M. Carter, Jr., and wife, Dolores K. Carter by Warranty Deed from Sandra L. Gray, unmarried, dated 05/21/2001 recorded 05/22/2001, of record in Instrument No. 20010522-0053036, in the Register's Office for Davidson County, Tennessee.

The said Dolores K. Carter having since deceased on 2/1/2014 leaving Edwin M. Carter, Jr. as sole surviving heir.

All matters shown on the plat of record in Plat Book 6250, Page 341, in the Register's Office for Davidson County, Tennessee.

Covenants, conditions, easements and restrictions recorded of record in Book 6503, Page 1, Book 8392, Page 69, and Book 6691, Page 541, in the Register's Office for Davidson County, Tennessee.

By-Laws of Lexington Homeowners Association, Inc., as recorded of record in Book 6503, Page 20, of record in Instrument No. 20070921-0112964, in the Register's Office for Davidson County, Tennessee.

Charter of Lexington Homeowners Association, Inc., as recorded of record in Book 6620, Page 128, in the Register's Office for Davidson County, Tennessee. Articles of Amendment recorded of record in Book 8204, Page 354, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 222 Lexington Way, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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(S), their heirs and/or 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 4th day of September, 2015.

Edwin M. Carter Jr.

Edwin M. Carter Jr.

State of Tennessee
County of Wilson

Personally appeared before me Edwin M. Carter Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 4th day of September, 2015.

Tracey Trumphour

Notary Public

My Commission Expires: 8.14.17

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122