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 $368,500.00.

Affiant

Subscribed and sworn before me this the 14th day of October, 2015.

Notary Public
My commission expires: 9/10/18

DAVIDSON COUNTY
CAVAN MCCANN
STATE OF TENNESSEE
NOTARY PUBLIC

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Michael Cian		129-14-0-009.00
859 Highland Crest Drive	New Owner	
Nashville, TN 37205		

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, ELIZABETH A. CARTER AND RYAN CARTER, WIFE AND HUSBAND, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to MICHAEL CIAN AND LAURIE CIAN, 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. 58 on the Plan of Section 2, West Meade Highlands of record in Plat Book 3700, Page (s) 124 and 125, 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 Elizabeth A. Carnahan by Warranty deed from Jeffrey W. Duck, James C. Duck and John M. Duck, heirs at law of Ruby Rose Duck, deceased, and Martha E. Hill of record in Instrument No. 20060905-0108978 Register's Office for Davidson County, Tennessee, dated August 30, 2006 and recorded on September 05, 2006.

The said Elizabeth A. Carnahan has since married and is now known as Elizabeth A. Carter.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 859 Highland Crest Drive, Nashville, TN 37205.

RC by MC Aff EAC by MC Aff

BILL GARRETT, Davidson County
Trans:T20150088483 DEEDWARR
Recvd: 10/16/15 15:34 2 pgs
Fees:13.00 Taxes:1363.45
20151016-0105714

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 14th day of October, 2015.

Elizabeth A. Carter by Malcolm Carnahan as Attorney in Fact
Elizabeth A. Carter
By Malcolm Carnahan as Attorney In Fact

Ryan Carter by Malcolm Carnahan as Attorney in Fact
Ryan Carter
By Malcolm Carnahan as Attorney In Fact

STATE OF TN
COUNTY OF Davidson

On this 14th day of October, 2015, before me, the undersigned Notary Public in and for said County and State, personally appeared Malcolm Carnahan 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 Elizabeth A Carter, by Specific Power of Attorney dated October 5, 2015, and who acknowledged that he executed the same as the free act and deed of Elizabeth A Carter.

Witness my hand and official seal this 14th day of October, 2015.

My Commission Expires: 9/10/18

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TN
COUNTY OF Davidson

On this 14th day of October, 2015, before me, the undersigned Notary Public in and for said County and State, personally appeared Malcolm Carnahan 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 Ryan Carter, by Specific Power of Attorney dated October 5, 2015, and who acknowledged that he executed the same as the free act and deed of Ryan Carter.

Witness my hand and official seal this 14th day of October, 2015

My Commission Expires: 9/10/18

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY