THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle Suite 150** **Brentwood, TN 37027** **CRT File No. 14081604** BILL GARRETT, Davidson County Trans:T20150088879 DEEDWARR Recvd: 10/19/15 13:47 2 pgs Fees:13.00 Taxes:501.35 20151019-0106168	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $135,500.00. Affiant Subscribed and sworn to before me, this 13th day of October, 2015. Notary Public My Commission Expires: MY COMMISSION EXPIRES SEPTEMBER 10, 2018 TARA JONES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Allison E Carpenter and Bruce W Crick, Jr. 5003 Bonnaside Dr. Hermitage TN 37076	Send Tax Bills To: Stonegate Mortgage 9190 Prioriy Way West Drive, Ste.300 Indianapolis, IN 46240-1437	Tax Information: Tax Parcel ID No. 074-16-0-147.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Donald Freitas, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Allison E Carpenter, unmarried Bruce W Crick, Jr., unmarried**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of Section 1, Stones River Estates Subdivision of record in Plat Book 2900, Page 139, 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 Donald Freitas by Quit Claim deed from Tamala Freitas of record in Instrument No. 20121127-0108545 Register's Office for Davidson County, Tennessee, dated October 25, 2012 and recorded on November 27, 2012.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2016 a lien, not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 2900, Page 139, Register's Office for Davidson County, Tennessee.

This is improved property located at 5003 Bonnaside Dr. Hermitage TN 37076

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 13th day of October, 2015.

Donald Freitas

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Donald Freitas, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of October, 2015.

Notary Public
My Commission Expires: 02/26/17

