WARRANTY DEED



NOTARY PUBLIC
Anthony N. Greco
My Commission Expires
October 18, 2016
STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of October, 2015.

Notary Public

MY COMMISSION EXPIRES: 10-18-16

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 1630 NW Broad St., Suite 100, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Tamara H. Martin	Tamara H. Martin	131060B01200
(NAME)	(NAME)	
32 Belcaro Circle	32 Belcaro Circle	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20150089733 DEEDWARR
Recvd: 10/21/15 13:21 2 pgs
Fees:13.00 Taxes:1480.00

20151021-0107117

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, **William T. Carter and wife, Judy W. Carter**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Tamara H. Martin**, 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 Lot No. 12 on the Plan of Burton Hills Village of Foxview, Tract 5, a Portion of Zone Lot II, of record in Book 6250, Page 564, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to William T. Carter and wife, Judy W. Carter by Warranty Deed dated 12/16/2002 from Anne B. Worrell, unmarried of record in Instrument 20021228-0160270, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (1) All matters as set forth per Plat Book 6250, Page 284, Book 6250, Page 564, and Book 6250, Page 649; (2) Declaration of Covenants, Conditions and Restrictions Burton Hills of record in Book 6326, Page 588 (3) Declaration of Covenants, Conditions and Restrictions Burton Hills of record in Book 6517, Page 522; (4) Declaration of Covenants, Conditions and Restrictions Burton Hills Village of Foxview of record in Book 6625, Page 171; (5) Declaration of Covenants, Conditions and Restrictions Burton Hills of record in Book 6691, Page 593; (6) Declaration of Covenants, Conditions and Restrictions Burton Hills of record in Book 6778, Page 532; (7) Declaration of Covenants, Conditions and Restrictions Burton Hills of record in Book 6778, Page 536; (8) Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage Easement of record in Book 3702, Page 250; (9) Agreement of record in Book 6470, Page 383; (10) Charter of Burton Hills Homeowners Association, Inc. of record in Book 6517, Page 505; (11) Charter of Burton Hills Recreational Association, Inc. of record in Book 6517, Page 511; (12) Charter of Burton Hills Village of Foxview Association, Inc. of record in Book 6517, Page 517; (13) Agreement of record in Book 6655, Page 47, in the Registers Office for Davidson County, Tennessee.

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 32 Belcaro Circle, Nashville, TN 37215
(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 our hands this 15th day of October, 2015.

William T. Carter

Judy W. Carter by William T. Carter, Attorney in Fact
VA Honney-in-fact

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William T. Carter the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 15th day of October, 2015.

CHRISTOPHER R. JACKSON STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Notary Public
My Commission Expires: March 18, 2019

State of Tennessee
County of Rutherford

On this 15th day of October, 2015, before me, the undersigned Notary Public in and for the County and State aforementioned, personally appeared William T. Carter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the attorney-in-fact of Judy W. Carter, and is authorized by her, and does hereby acknowledge the execution of this instrument on her behalf, by virtue of an instrument of record in Instrument No. 20151021-0107116, Register's Office of Davidson County, Tennessee.

RETURN TO:
Stewart Title Company Tennessee Division
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129

Notary Public
My commission Exp. March 18, 2019

CHRISTOPHER R. JACKSON STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY