RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN156723

BILL GARRETT, Davidson County
Trans:T20150096145 DEEDWARR
Recvd: 11/12/15 09:44 2 pgs
Fees:13.00 Taxes:499.50
20151112-0114819

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of November, 2015.

NOTARY PUBLIC

My commission expires: 7/2/18

ROBIN L FRIEDMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-02-2018

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Virginia Carver 2629 River Meade Way Nashville, TN 37214	Same address as new owner	052-13-0B-328.00CO

FOR AND IN CONSIDERATION of the sum of One Hundred Thirty Five Thousand and 00/100 Dollars ($135,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **CLINT HAYNES**, married hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **VIRGINIA CARVER AND SHAWN CARVER, WIFE AND HUSBAND**, hereinafter called the Grantee(s), her heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

A certain tract or parcel of land in Davidson County, in the State of Tennessee and described as follows:

Being Lot 12 on the Condominium Plat of River Glen, Planned Unit Development, Phase 7, of record at Instrument #20040212-0016958 and a part of the HOrizontal Property Regime of River Glen, a Horizontal Property Regime created under a Master Deed and By-Laws of record in Book 7566, Page 571, Register's Office for Davidson County, Tennessee, to which River Glen, Phase 7 is submitted by Declaration of Submission of Record at Instrument # 20040713-0083147, said Register's Office.

Being that same property conveyed to Clint Haynes by Deed from Deutsche Bank National Trust company, as Trustee for Morgan Stanley ABS Capital 1, Inc., MSAC2007-NC4 and dated May 1, 2009 and recorded at Instrument #20090601-0050046, said Register's Office.

The address of the herein described property is believed to be 2629 River Meade Way, Nashville, TN 37214, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

Subject to the following:

- All matters appearing on the plan of record at Instrument #20040212-0016958, said Register's Office.
- Master Deed and By-Laws of record in Book 7566, Page 571, as amended at Instrument #20040713-0083147 and Instrument #20040915-0111299, said Register's Office.
- Quit claim Deed to Homeowners Association of record at Instrument #20040713-0083148, said Register's Office.
- Sanitary Sewer Easement of record in Book 7061, Page 196, said Register's Office.
- Stormwater Dentntion Agreement of record at Instrument #20010816-0088874, said Register's Office.
- Utility Easement of record in Book 7296, Page 484, Book 11030, Page 731, and Book 3961, Page 681, said register's Office.
- Charter for Homeowners Association of record in Book 8069, Page 158 and Instrument #20020425-0051348, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), her heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that he is lawfully seized and possessed of said real estate; that he have a good right to convey the same; and that it is unencumbered except by lien of the 2015 property taxes, which taxes are being prorated between the parties, and are being paid at closing.

The undersigned further covenants and binds himself, his heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), her heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 10th day of November, 2015.

CLINT HAYNES

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Clint Haynes, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 10th day of November, 2015.

PIPER L. NIEMANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

Piper Niemann

Printed Notary Name

My commission expires: 03-10-19