FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF ~~Wilson~~ Davidson sap. THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$185,000.00.** Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS 31st day of March, 2016.. Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

STACEY DENSON PALMER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 5, 2018

WARRANTY DEED

This Instrument Prepared By and Return To:

FOUR STAR TITLE LLC

BILL GARRETT, Davidson County
Trans:T20160027426 DEEDWARR
Recvd: 04/05/16 10:16 3 pgs
Fees:18.00 Taxes:684.50
20160405-0032355

2506 North Mt. Juliet Road, Mt. Juliet, TN 37122
File #16-0074

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Amir Keriakes	New Owner	**86 4 27**
(NAME) **1644 Rachels Retreat Circle**	(NAME)	
(ADDRESS) **Hermitage,TN 37076**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Craig W. Carlson, (formerly unmarried),** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Amir Keriakes, a married man,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF **TENNESSEE**, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 177, Phase I on the Plan of Rachael's Retreat, as of record in Plat Book 5200, Page 516, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Craig W. Carlson, unmarried, by Warranty Deed from Carl H. Caldwell and wife, Bobbie Jo Caldwell, dated January 20,2004, filed of record on January 23, 2004 at Instrument #20040123-0009178, Register's Office of Davidson County, Tennessee. Craig W. Carlson having since married.

Karla B. Carlson, spouse of Craig W. Carlson, joins in the execution of this instrument for the purpose of conveying any interest, marital or otherwise, she may have to the property as listed above.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **1644 Rachels Retreat Circle, Hermitage, TN 37076**
(House Number) (Street) (City, State) (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), his/her/their heirs and 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, representatives and assigns, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their 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.

IN WITNESS WHEREOF, this instrument has been executed on this the _____ day of _____, **2016**.

Craig W. Carlson

Karla B. Carlson

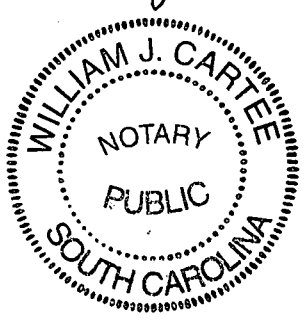
South Carolina
STATE OF ~~TENNESSEE~~
COUNTY OF Spartanburg

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Craig W. Carlson**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the 25 day of March, 2016.

William J. Cartee
NOTARY PUBLIC

My Commission Expires: January 17, 2017



STATE OF South Carolina
COUNTY OF Spartanburg

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Karla B. Carlson**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on the 25 day of March, 2016.

William J. Cartee
NOTARY PUBLIC

My Commission Expires: January 17, 2017

WILLIAM J. CARTEE
NOTARY
PUBLIC
SOUTH CAROLINA

STM-37220-0339