WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160053224 DEEDWARR
Recvd: 06/22/16 13:51 2 pgs
Fees: 13.00 Taxes: 862.10

20160622-0063692

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $233,000.00

Amanda Vaught
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 17 DAY OF June, 2016.

Rachel Odom
Notary Public

MY COMMISSION EXPIRES: 5-19-16

(AFFIX SEAL)

RACHEL ODOM NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF RUTHERFORD

THIS INSTRUMENT WAS PREPARED BY:
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Allison Carter and Donte A. Carter	F&M Bank	
(NAME)	(NAME)	
2569 Jordan Ridge Drive	50 Franklin Street	/058-09-0A-294.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218-3621	Clarksville, TN 37040	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **APRYLL F. ELLIOTT AND SINDY ELLIOTT, WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ALLISON CARTER AND DONTE A. CARTER, WIFE AND HUSBAND,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND 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. 294 on the Plan of Jordan Ridge at Eaton's Creek, Phase 10, a Cluster Lot Planned Unit Development, Formerly "Creekside Trails", of record in Plat at Instrument No. 20110729-0058396, 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 Apryll F. Elliott and Sindy Elliott, wife and husband by Special Warranty deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes of record in Instrument No. 20120203-0009958 Register's Office for Davidson County, Tennessee, dated February 02, 2012.

This conveyance is subject to 2016 Real Property taxes; Subject to all matters shown on the Plan of record as Instrument No. 20110729-0058396, and Boundary Plat of record in Instrument No. 20000426-0041282, Register's Office of Davidson County, Tennessee; Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument No. 20000915-0092002, as amended in Instrument No. 20010125-0117168, Instrument No. 20020828-0103983, Instrument No. 20041229-0153372, Instrument No. 20061120-0143523, Instrument No. 20061120-0143524, Instrument No. 20070905-0106402 and Instrument No. 20110216-0013313, Register's Office for Davidson County, Tennessee; Charter for Jordan Ridge at Eatons Creek HOA of record in Book 10871, Page 532 and Instrument No. 20011126-0128291, in the Register's Office for Davidson County, Tennessee; Amendment to Bylaws of record in Instrument No. 20141218-0115782, in the Register's Office for Davidson County, Tennessee; Utility and Drainage Easement of record in Instrument No. 20080128-0008719, in the Register's Office for Davidson County, Tennessee; Agreement for rights and obligations of record in Instrument No. 20041229-0153373, in the Register's Office for Davidson County, Tennessee; Storm Water Detention Agreement of record in Instrument No. 20001011-0100954, Instrument No. 20031010-0150887, Instrument No. 20070112-0005338, and Instrument No. 20061260-009689, in the Register's Office for Davidson County, Tennessee; Sanitary Sewer Easement of record in Book 8326, Page 230, in the Register's Office for Davidson County, Tennessee; Water Mains Easement of record in Book 6255, Page 578, in the Register's Office for Davidson County, Tennessee; Temporary construction easements as described in Consent Judgment and Final Decree in Circuit Court for Davidson County, Tennessee, Docket # 90C-3345; Sanitary Sewer Easement of record in Book 5300, Page 903, Book 6186, Page 235, Book 7170, Page 775 and Book 7170, Page 778, in the Register's Office for Davidson County, Tennessee; and Subject to rights of others in and to the common areas and/or elements.

unimproved
This is improved x property, known as 2569 Jordan Ridge Drive, Nashville, TN 37218-3621
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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.

Witness my hand this 17 day of June, 2016

APRYLL F. ELLIOTT

I Sindy Elliott by Apryll F. Elliott Attorney in fact
SINDY ELLIOTT

BY: APRYLL F. ELLIOTT, ATTORNEY IN FACT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Apryll F. Elliott, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 17 day of June, 2016.

KEVIN D. MONTGOMERY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 5, 2019

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 17 day of June, 2016, before me personally appeared Apryll F. Elliott, to me known to be the person who executed the foregoing instrument on behalf of Sindy Elliott and acknowledged that she executed the same as the free act and deed of Sindy Elliott.

Witness my hand and official seal at Nashville, Tennessee this 17 day of June, 2016.

KEVIN D. MONTGOMERY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 5, 2019

Notary Public

RECORD & RETURN TO:
Midtown Title, LLC
1704 Charlotte Ave., Ste 105
Nashville, TN 37203
File No.: E16-0099