THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 161210354**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $193,000.00. Affiant Subscribed and sworn to before me, this 30th day of January, 2017. Notary Public My Commission Expires:

BILL GARRETT, Davidson County
Trans: T20170010352 DEEDWARR
Recvd: 02/03/17 10:47 2 pgs
Fees: 13.00 Taxes: 714.10
20170203-0011756

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

WARRANTY DEED

Address New Owner: David W. Goetz 537 GRIFFIN CIRCLE Hermitage TN 37076-1462	Send Tax Bills To: NFM, Inc. 505 Progress Dr., Ste 160 Linthicum, MD 21090	Tax Information: Tax Parcel ID No. 064160E04800CO

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, **Scott Carter, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **David W. Goetz, a single man**("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 all of Unit 48, in Building 13, as shown on the Site Layout, Exhibit Plat for the Townhomes of Truxton Village, attached as Exhibit A-1, to the Declaration of Covenants, Conditions and Restrictions filed for record in Inst No. 200610250132473 and amended in Inst No. 200611060137656, Register's Office for Said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Scott Carter, unmarried by Warranty Deed from Phillips Builders, LLC, a Tennessee Limited Liability Company, recorded on the 5th day of December, 2007 in Instrument No. 20071205-0140855, in the Register's Office of Davidson County, Tennessee.

Said property was never primary martial residence of Grantor.

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.

County of Davidson taxes for the year 2017 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat recorded in Exhibit A-1 of Instrument No. 20061025-0132473.

Covenants, Conditions and Restrictions as set forth in Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20061025-0132473, amended at Instrument Nos. 20061106-0137656 and 20071105-0130490.

Charter of Townhomes of Truxton Village Homeowners Association, Inc. recorded at Instrument No. 20061026-0133179.

Easement for Sewer Line, recorded in Instrument No. 20001208-0121300.

Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20051230-0156496.

Conveyance of common area recorded at Instrument No. 20061106-0137657.

This is improved property located at 537 GRIFFIN CIRCLE Hermitage TN 37076-1462

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 30th day of January, 2017.

Scott Carter

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Scott Carter, 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 30th day of January, 2017.

Notary Public

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 10, 2018