WARRANTY DEED

File #2017010783

BILL GARRETT, Davidson County
Trans:T20170014220 DEEDWARR
Recvd: 02/16/17 13:00 2 pgs
Fees:13.00 Taxes:1091.13
20170216-0016112

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $284,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of February, 2017.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

CINDY S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 3, 2020

THIS INSTRUMENT WAS PREPARED BY
Biltmore Title, LLC
538 Brandies Circle Ste 101
Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nathan Neely	First Bank	182-12-A/151CO
(NAME)	(NAME)	
908 Apple Blossom Ct.	318 Seaboard Lane, Ste. 205	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Franklin TN 37067	
(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, I/WE, **Michael Carlen and wife, Dianne Carlen,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Nathan Neely,** 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:

Being Lot No. 341, on the plan of Phase 6, Section 6 Apple Valley, as the same appears of record in Instrument No. 20070125-0010053 and re-recorded in Instrument No. 20070205-0014781, Register's office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description.

Being the same property conveyed to Michael Carlen and wife, Dianne Carlen by Warranty Deed from Prater Construction, LLC, dated 03/28/2008, of record in Instrument No. 20080401-0032733, said Register's Office.

This conveyance is subject to: Taxes for the year 2017, a lien, not yet due or payable.; Any and all matters as set forth in the plat of record in Instrument No. 20070125-0010053 and in Instrument No. 20070205-0014781, said Register's Office.; Easement for Right of Way as of record in Book 8443, Page 79, said Register's Office.; Stormwater Detention Agreement as of record in Instrument No. 20020528-0064320, said Register's Office.; By Laws as of record in Instrument No. 20020724-0088784, said Register's Office.; HOA Charter as of record in Instrument No. 20020724-0088782, said Register's Office.; Declaration of Covenants as of record in Instrument No. 20070205-0014780, said Register's Office.; Quitclaim Deed to HOA as of record in Instrument No. 20080812-0082787, said Register's Office.

unimproved ☐
This is improved ☒ property, known as **908 Apple Blossom Court, Antioch,TN,37013**

(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 our hands this 15 day of February, 2017.

Michael Carlen

Dianne Carlen

STATE OF FLORIDA
COUNTY OF Bay

Before me, the undersigned Notary Public, personally appeared Michael Carlen and Dianne Carlen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 15th day of February, 2017.

Commission expires:

Notary Public

NOTARY PUBLIC STATE OF FLORIDA
CODY STEWART
MY COMMISSION # FF 122445
EXPIRES: May 12, 2018
Bonded Thru Budget Notary Services

RETURN RECORDED DOCUMENTS TO:

Biltmore Title, LLC
538 Brandies Circle Ste 101
Murfreesboro TN 37128