STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $199,000.00

Kevin R Carter Jr.
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 24th DAY OF April, 2017.

NOTARY PUBLIC

My Commission expires:

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

Prepared by:
L. Broner McCoy
Attorney at Law
102 North Main Street
Ashland City, TN 37015
File: 17030057

Address of New Owner
Kevin R. Carter, Jr.
Amanda J. Carter
1768 Stone Hollow Court
Hermitage, TN 37076

Send Tax Bills To:
Same

Tax Information:
064-16-0D-036.00

BILL GARRETT, Davidson County
Trans:T20170035117 DEEDWARR
Recvd: 04/26/17 10:44 2 pgs
Fees:13.00 Taxes:736.30
20170426-0040920

Warranty Deed

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 and sufficiency of all of which are hereby acknowledged, **Corrinna K. Favell,** hereinafter called the **Grantor(s)**, have/has bargained and sold, and by these presents do transfer and convey unto **Kevin R. Carter, Jr. and Amanda J. Carter, Husband and Wife,** hereinafter called the **Grantee(s)**, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 237 on the Plan of Section One, Truxton Park, of record in Instrument No. 20001026-0106272, 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 Corrinna K. Favell by Warranty Deed from Angela Marie Roetger, n/k/a Angela Marie Gay, unmarried, dated 08/30/13 and recorded on 09/05/13 in Instrument No. 20130905-0093542, Register's Office for Davidson County, Tennessee.

This is property generally located:
1768 Stone Hollow Court, Hermitage, TN 37076

SUBJECT TO THE FOLLOWING:

1. 2017 Taxes have been prorated and have been assumed by and are the responsibility of Grantee.
2. Matters shown on the Plan of record as Instrument No. 20001026-0106272, said Register's Office.
3. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record as Instrument No. 20001011-0100896 and amended and restated in Instrument No. 20001030-0107559, said Register's Office.
4. By-Laws of record in Instrument No. 20001101-0108604, said Register's Office.
5. Easements of record in Book 4910, Page 838 and Book 5699, Page 535, said Register's Office.
6. Storm Water Detention Agreement of record as Instrument No. 20000824-0083612, said Register's Office.

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. I/We do covenant with said Grantee(s) that I/We are/am lawfully seized and possessed of said land in fee simple, have a good right to

convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. I/We further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the 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.

Adrienne Goodwin joins in the execution of this deed to evidence her consent to the actions and conveyance by the Grantee herein. Further, **Adrienne Goodwin** does hereby convey unto **Kevin R. Carter, Jr. and Amanda J. Carter**, all right, title and interest that she may have in the above-described property, however, does not join in the warranties made herein by the Grantor.

IN WITNESS WHEREOF, **Corrinna K. Favell and Adrienne Goodwin** has/have caused this instrument to be executed, this the 24 day of April, 2017.

Corrinna K Favell

Corrinna K. Favell

Adrienne Goodwin

STATE OF TN
COUNTY OF Cheatham

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Corrinna K. Favell and Adrienne Goodwin,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

This the 24 day of April, 2017.

My commission Expires: 8.25.18

~~NOTARY~~ PUBLIC

DANA L. AUSTIN
STATE OF TENNESSEE
NOTARY PUBLIC
CHEATHAM COUNTY