WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170054478 DEEDWARR
Recvd: 06/26/17 12:39 2 pgs
Fees:13.00 Taxes:592.00
20170626-0064027

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 20th day of June, 2017

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

MISTY M. THOMPSON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires: [illegible] 2019

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
David D. Douglas	Franklin American Mortgage Company	163-16-0-C-129.00 CO
(NAME)	(NAME)	
1816 Isabelle Lane	6100 Tower Cir., Ste. 600	
(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, we, **Tiffany N. Broadnax Carter and Otis P. Carter IV, wife and husband,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **David D. Douglas, a single man,** 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. 129 on the Plan of Matlock, Phase 1, Exhibit A of Master Deed for Matlock Townhomes recorded as Instrument No. 20070502-0052533 and amended in Instrument No. 20070509-0055599 & 20070705-0080103, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Tiffany N. Broadnax, unmarried, by Warranty Deed from J2K Builders, LLC, dated December 3, 2008, of record in Instrument No. 20081204-0117538, Register's Office for Davidson County, Tennessee. AND Being the same property conveyed to Tiffany N. Broadnax and Otis P. Carter IV as joint tenants with rights of survivorship, by Quitclaim Deed from Tiffany N. Broadnax and Lori Holloway, Trustee, dated December 12, 2008, of record in Instrument No. 20081215-0119859, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 1816 Isabelle Lane, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

This conveyance is subject to the following: Taxes for the year 2017, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; All matters appearing on the Plan of record in Instrument No. 20070430-0051281, Instrument No. 20070502-0052533 and Instrument No. 20070509-0055599; Stormwater Detention Agreement of record in Instrument No. 20060503-0050917; Charter of Matlock Townhome Association of record in Instrument No. 20070419-0046798; By-Laws of Matlock Townhomes record in Instrument No. 20070502-0052533; Master Deed establishing a Horizontal Property Regime of Matlock Townhomes, of record in Instrument No. 20070502-0052533, Instrument No. 20070509-0055599, Instrument No. 20070705-0080103, Instrument No. 20100503-0033517, Instrument No. 20100122-0005543, Instrument No. 20101216-0099939 and Instrument No. 20111228-0101458; all of record in the Register's Office for Davidson County, Tennessee.

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 20th day of June, 2017.

Tiffany N. Broadnax Carter

Otis P. Carter IV

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Tiffany N. Broadnax Carter and Otis P. Carter IV, 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 purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 20th day of June, 2017.

MISTY M. THOMPSON
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-23-2019

Notary Public
My Commission Expires: _____

File No.: 25557