Davidson County DEEDWARR Recvd: 07/03/17 14:19 3 pgs Fees:18.00 Taxes:740.00 **20170703-0066893**	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is $200,000.00 Indya C. Smith Affiant Subscribed and sworn to before me, this 29th day of June, 2017. Notary Public My commission expires: DEC 27 2017

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Indya C. Smith	**NATIONS LENDING CORPORATION**	**058090A19100CO**
309 Gwendolyn Court	**1100 russell St, Ste 106**	
Nashville, TN 37218	**Nashville, TN 37206**	

FOR AND IN 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 ACKNOWLEDGE, WE,

Riya W. Carter and Carl Carter, wife and husband

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Indya C. Smith, an unmarried woman

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. 182, on the Plan of Jordan Ridge at Eaton's Creek, Phase 7, Section 1 of record in Instrument No. 20070824-0101605, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Riya W. Carter and Carl Carter, wife and husband, by Warranty Deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, dated November 29, 2007, of record in Instrument No. 20071203-0139630, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

All matters as shown on the plat of record in Instrument No. 20070824-0101605, Register's Office for Davidson County, TN, including any and all revisions, corrections and/or amendments thereto of record.

Restrictions of record in Instrument No. 20000915-0092002, Instrument No. 20011025-0117168, Instrument No. 20020828-0103983, Instrument No. 20041229-0153372, Instrument No. 20061120-0143523, Instrument No. 20061120-0143524, Instrument No. 20070905-0106402, said Register's Office.

HOA Charter of record in Instrument No. 20011126-0128291, said Register's Office.

Easements of record in Book 6255, page 578, Book 8326, page 230, Instrument No. 20041229-0153373, said Register's Office.

Storm Water Detention Agreement of record Instrument No. 20001011-0100954, Instrument No. 20031010-0150887, Instrument No. 20060126-009689, Instrument No. 20070112-0005338, said Register's Office.

This is improved (X) unimproved (____) property known as 309 Gwendolyn Court, Nashville, TN 37218.

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 in 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/our hand(s) this 29th day of June, 2017.

Riya W. Carter

Riya W. Carter

Carl Carter

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Riya W. Carter and Carl Carter, the within named Grantor(s), 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.

Witness my hand, at office, this 29th day of June, 2017.

NOTARY PUBLIC

My Commission Expires: DEC 27 2017

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

True Copy Certification

I, Kristen Traini, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Sumner

Personally appeared before me, Darlene K. Suhrbier, a notary public for this county and state, Kristen Traini who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-27-19

Notary' Seal (if on paper)

DARLENE K. SUHRBIER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY