#13206

Return to:
Advantage Title and Escrow, Inc
3325 Aspen Grove Dr
Suite 104
Franklin, TN 37067

WARRANTY DEED

KASEY KELCHNER NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY My Commission Expires 12-20-2020

JM-KW-18-5409

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $301,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF JUNE, 2018.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Stephen K. Gaulden and Suzanne Elizabeth Gaulden	~~NEW OWNER~~ Peoples Home Equity	
(NAME)	(NAME)	
5409 Mainsail Drive	8357 E. Walker Springs Lane	**098-09-0-A-076.00-CO**
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Knoxville TN 37923	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **SHANNA LAINE CARMACK AND FRANKLIN CARMACK, WIFE AND HUSBAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **STEPHEN K. GAULDEN AND SUZANNE ELIZABETH GAULDEN, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 193 on the Plan of Lakeshore, Phase 2A of record in Plat Book 7900, Page 425, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Shanna Laine Carmack and Franklin Carmack, wife and husband by Warranty deed from Henry Greene, Jr. and Lorraine Williams Greene, husband and wife of record in Instrument No. 20150604-0052457 Register's Office for Davidson County, Tennessee, dated May 28, 2015 and recorded on June 04, 2015.

This conveyance is subject to:
- Taxes for the year 2018 and subsequent years
- Plan of record in Plat Book 7900, Page 425, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 7572, Page 669, amended in Book 7986, Page 903, Register's Office for Davidson County, Tennessee
- Charter for HOA of record in Book 7892, Page 464 & Book 8709, Page 424, in the Register's Office for Davidson County, Tennessee.
- QCD of common areas to HOA of record in Book 10447, Page 932, in the Register's Office for Davidson County, Tennessee.
- Easement to BellSouth of record in Book 4077, Page 604, in the Register's Office for Davidson County, Tennessee.
- TVA Line Easement of record in Book 1298, Page 134, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **5409 Mainsail Drive, Hermitage, Tennessee 37076.**

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Bill Garrett Davidson County
Batch# 109248 **DEEDWARR**
06/26/2018 02:46:56 PM 2 pgs
Fees: $13.00 Taxes: $1,113.70

20180626-0061542

Witness my/our hand(s) this the 22nd DAY OF JUNE, 2018.

Shanna Laine Carmack

Franklin Carmack

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SHANNA LAINE CARMACK, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 22nd of June, 2018.

Notary Public
My Commission Expires: 8/20/19
(SEAL)

NATHAN KEITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, FRANKLIN CARMACK, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 22nd of June, 2018.

Notary Public
My Commission Expires: 8/20/19
(SEAL)

NATHAN KEITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

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