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P4

BOX 50-B

PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

Instr:200007260073825 Page: 1 OF 2
REC'D FOR REC 07/26/2000 11:05:56AM
RECORD FEE: $11.00
1. TAX: $0.00 T. TAX: $654.90

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $177,000.00

Grace & Constant
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of July, 2000.

Notary Public

MY COMMISSION EXPIRES: September 23, 2000.

(AFFIX SEAL)

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Lehman Land Title, Inc., 2000 Glen Echo Road, Suite 106, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bart R. Carnes	First Republic Mortgage Corporation	76-9A-27CO
(NAME)	(NAME)	
325 Compass Court	3212 West End Avenue, Suite 500	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Nashville, TN 37203	
(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,

BRIAN CRAVEN AND WIFE, AMY CRAVEN,

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

BART R. CARNES AND HOLLY M. CARNES ,

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, TN, being Lot No. 27 on the Plan of Chandler Grove, of record in Plat Book 7900, Page 796; Amended in Book 7900, page 802, Register's Office for said county, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Brian Craven and wife, Amy Craven by deed from Zaring Homes, Inc. of record in Book 10380, Page 228, Register's Office for Davidson County, TN.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 325 Compass Point, Hermitage, TN 37076

(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 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 my/our hand(s) this 18th day of July, 2000.

Brian Craven

Amy Craven

DANE E. SCHMIEG NOTARY PUBLIC STATE AT LARGE KY

Commission Expires 3-10-2001

STATE OF KENTUCKY

COUNTY OF FULTON

Personally appeared before me, DANE E. SEAMEN, a Notary Public in and for said County and State, the within named Brian Craven and wife, Amy Craven, the bargainor(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 and official seal at FULTON (city), KENTUCKY (state) this 18th day of July, 2000

Commission expires: 3-10-2001

Notary Public