# WARRANTY DEED

N-MORGAN-01-2284

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $84,900.00

Affiant

Subscribed and sworn to before me this 20th DAY OF September, 2001.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

LAURA BAHOUN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

**THIS INSTRUMENT WAS PREPARED BY**
MARY FRANCES RUDY, ATTORNEY AT LAW
2000 GLEN ECHO ROAD, SUITE 209
NASHVILLE, TENNESSEE 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME) | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Joseph F. Carnahan | North American Mortgage | |
| 2284 Crocker Springs Road (ADDRESS) | 4301 Hillsboro Pike, suite 329 (ADDRESS) | 23-00-45 |
| Goodlettsville, Tennessee 37072 (CITY) (STATE) (ZIP) | Nashville, TN 37215 (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we JASON L. TINSLEY AND KELLEY R. TINSLEY HUSBAND AND WIFE, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto JOSEPH F. CARNAHAN, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Beginning at a point in the center line of Crocker Springs Road, at the southeast corner of a tract 5 3/4 acres, conveyed to William R. Dickerson, and wife, by two deeds from Hubert lanier and wife, of record in Book 2303, page 255, and Book 2333, page 138, Registers office for said County, said point being Dr. M.E. Link's corner; thence with the center of said road, S. 18 degrees. E. 34 feet to a point; thence N 72 deg. E. 292 feet to a point in the center of a creek; thence with the corner of said creek, N. 23 deg. W. 82 feet to J.W. Dickerson's corner; thence with his South line, S. 72 deg. W. 285 feet to a point in the center line of Crocker Springs Road; thence with the center line of same, S. 18 deg. E. 47.5 feet to the beginning.

Being the same property conveyed to Jason L. Tinsley and Kelly R. Tinsley by deed of record dated September 3, 1996, and recorded September 10, 1996, in deed book 10184, page 421, Registers office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved ( X ) property, known as 2284 Crocker Springs Road, Goodlettsville, Tennessee 37072
(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 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 my/our hand(s) this 20th day of September, 2001.

Jason L. Tinsley

Kelley R. Tinsley

Davidson County DEEDWARR
Recvd: 09/27/01 12:40 2pgs
Fees:13.00 Taxes:314.13

20010927-0104640

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, a Notary Public in and for said County and State, the within named Jason L. Tinsley and Kelly Tinsley, 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 Goodlettsville, Tennessee, this 20th day of September, 2001.

My Commission Expires: 5/30/04

Notary Public

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STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, _____, a Notary Public within and for said County and State aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the 20th day of September, 2001.

My Commission Expires _____

_____
Notary Public

**MARY FRANCES RUDY**
ATTORNEY - AT - LAW

**RETURN TO:**
**RUDY TITLE AND ESCROW, LLC.**

☐ 100 Hazel Path, Suite A
Hendersonville, Tennessee 37075

☐ 111 W. College Street
Murfreesboro, Tennessee 37130

☒ 2000 Glen Echo Road, Suite 209
Nashville, Tennessee 37215

☐ 4733 Andrew Jackson Parkway, Suite 1-C
Hermitage, Tennessee 37076

☐ 224 Old Hickory Boulevard, Suite B
Nashville, Tennessee 37221

☐ 1770 Kirby Parkway, Suite 207
Forum Building III
Memphis, Tennessee 38138