File No. 40021

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $118,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JANUARY, 2004.

Notary Public

MY COMMISSION EXPIRES: 11-27-04

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 02/04/04 15:49 2pgs
Fees:13.00 Taxes:438.45
20040204-0013872

MIGNON SMELSER NOTARY PUBLIC AT LARGE DAVIDSON CO., TENNESSEE My Commission Expires Nov. 27, 2004

THIS INSTRUMENT WAS PREPARED BY
Hallmark Title Company, 1000 Northchase Drive, Suite 100, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tammy L. Stone	HomePlace Lending LLC	18-3-11.00 GO 11173
(NAME)	(NAME)	
218 Pear Orchard Drive	5560 Franklin Pike Circle	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Brentwood, TN 37027	
(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, Ruth V. Carver, a single person, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Tammy L. Stone, a married person, 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:

Being Lot No. 12 on the Plan of Connell Hills Subdivision, as of record in Book 2900, page 141, Register's Office for Davidson County, Tennessee.

Said Lot No. 12 fronts 132.0 feet on the southwesterly margin of Pear Orchard Drive and extends back between lines 251.9 feet on the northwesterly line and 307.8 feet on the southeasterly line, to a dead line in the rear on which it measures 189.2 feet.

Being the same property conveyed to Donald Ray Carver and wife, Ruth V. Carver by deed from Timothy N. Inman and Marjorie Inman a/k/a Marjorie McQuiston, dated October 2, 1980, of record in Book 5663, page 543, Register's Office, Davidson County, Tennessee. The said Donald Ray Carver having since died leaving Ruth V. Carver as the surviving tenant by the entireties.

unimproved ☐

This is improved ☒ property, known as 218 Pear Orchard Drive, Goodlettsville, TN 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 hand this 30th day of January, 2004.

Ruth V. Carver
Ruth V. Carver

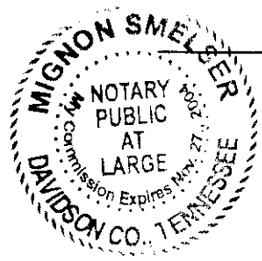
File No. 40021
STATE OF TENNESSEE

COUNTY OF DAVIDSON

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

Witness my hand and official seal this 30th day of January, 2004.

Commission expires: 11-27-04



Notary Public