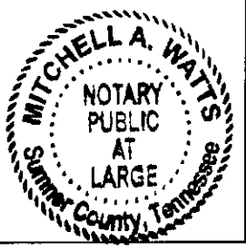
Davidson County DEEDWARR
Recvd: 01/28/05 10:58 2 pgs
Fees:13.00 Taxes:773.30

20050128-0010527



STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $209,000.00

Laura F. Tenzel
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of January, 2004.

Notary Public

MY COMMISSION EXPIRES: October 12, 2005.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mitchell A. Watts, Attorney at Law, 2400 Crestmoor Road Suite 102, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP
Laura F. Tenzel	Laura F. Tenzel	131-06-0-D
408 Clifton Place	408 Clifton Place	GROUP
Nashville, Tennessee 37215	Nashville, Tennessee 37215	PARCEL 408.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ********** Two Hundred Nine Thousand Dollars and Zero Cents ($209,000.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, William T. Carter and wife, Judy W. Carter, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Laura F. Tenzel, married, hereinafter called the Grantee, his/her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit.

BEING Unit No. 408, Building 1, on the Plat of Burton Hill Townhomes, Village of Belair, as shown in Exhibit B to Master Deed in Book 6690, page 70, said Register's Office, to which plan reference is hereby made for a more complete legal description.

BEING the same property conveyed to William T. Carter and wife, Judy W. Carter, by deed from Joan L. Maupin, a single person, of record as Instrument No. 20040227-0022489 in the Register's Office for Davidson County, Tennessee.

This conveyance is expressly made subject to: (1) reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto; (2) to all matters shown on the plan of record, and (3) property taxes for the current year which have been prorated and assumed by the Grantee.

unimproved ☐

This is improved ☒ property known as 408 Clifton Place, Nashville, TN 37215

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, his/her heirs and assigns forever; and we do covenant with the said Grantee 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, his/her 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 our hands this 25th day of January, 2005.

William T. Carter

Judy W. Carter

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me Mitchell A. Watts, a Notary Public in and for said County and State, the within named William T. Carter and Judy W. Carter, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 25th day of January, 2004.

Commission expires: October 12, 2005

Mitchell A. Watts Notary Public

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee