WARRANTY DEED

BOX 50-B

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

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$130,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **13TH DAY OF OCTOBER, 2005.**

Notary Public

MY COMMISSION EXPIRES: ~~May 23, 2009~~ 1-26-07
(AFFIX SEAL)

JAMES A. WAECHTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
ESQUIRE TITLE & ESCROW, INC., 30 Burton Hills Blvd. Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ROBERT TODD CARNEY	REGIONS BANK D/B/A REGIONS MORTGAGE	**133-6-228**
(NAME)	(NAME)	
3626 FLORAL DRIVE	POST OFFICE BOX 11026	
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37211	ORANGE, CA 92856-8126	
(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, **PEGGY J. ARMSTRONG**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ROBERT TODD CARNEY AND WIFE, MICHELLE L. CARNEY**, 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:

DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

LOT NO. 10 ON THE PLAN OF FLORAL PARK OF RECORD IN BOOK 3842, PAGE 16, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AS FOLLOWS:

BEGINNING AT A POINT IN THE EASTERLY MARGIN OF FLORAL DRIVE AT THE COMMON CORNER OF LOTS 9 AND 10; THENCE WITH THE LINE BETWEEN SAID LOTS, EASTERLY 168.9 FEET TO A POINT; THENCE SOUTHERLY 106.6 FEET TO A POINT IN THE NORTHERLY MARGIN OF WHEELER AVENUE, THENCE WITH THE MARGIN OF THE SAME, WESTERLY 146.1 FEET TO THE BEGINNING OF A CURVE; THENCE AROUND SAID CURVE, NORTHWESTERLY 39.7 FEET TO A POINT IN THE EASTERLY MARGIN OF FLORAL DRIVE; THENCE WITH THE MARGIN OF THE SAME, NORTHERLY 75 FEET TO A POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO PEGGY J. ARMSTRONG BY DEED FROM HAZEL LUCILLE MANGRUM, AN UNMARRIED PERSON OF RECORD IN INSTRUMENT NO. 20010423-0040088 DATED APRIL 20, 2001 AND RECORDED APRIL 23, 2001 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ☐

This is improved ☒ property, known as **3626 FLORAL DRIVE, NASHVILLE, TN 37211**
(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 **13th day of October, 2005.**

PEGGY J. ARMSTRONG

Davidson County DEEDWARR
Recvd: 10/14/05 12:17 2 pgs
Fees:13.00 Taxes:481.00

20051014-0124098

STATE OF **TENNESSEE**

COUNTY OF **DAVIDSON**

Before me, the undersigned, of State and County aforesaid, personally appeared **PEGGY J. ARMSTRONG** with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be the person who executed the fore going instrument for the purpose there in contained, and that they executed the same as their act and Deed.

Witness my hand and official seal at **Nashville**, Tennessee this **13th day of October, 2005.**

Commission expires: **May 23, 2009**

I. DYKE TATUM Notary Public

