WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/24/05 10:44 2 pgs
Fees:13.00 Taxes:577.20

20051024-0127893

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ ~~152,000.00~~ 156,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 19TH DAY OF OCTOBER, 2005.

Notary Public

MY COMMISSION EXPIRES: 7-11-09

(AFFIX SEAL)

DIANA P. MASON NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 109 Kenner Avenue, Nashville, TN 37205

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mark Greenberg	SunTrust Mortgage, Inc.	51-8-201
(NAME)	(NAME)	
324 East Webster Street	201 Fourth Ave. N/7th Floor	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Nashville, TN 37219	
(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, David Carter, unmarried and Andrew K. Carter, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mark Greenberg and Renee Greenberg, husband and wife, 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, Tennessee, being Lot No. 6 on the Plan of the Resubdivision of part of Lot 4 on the Plan of Montague Subdivision, as of record in Plat Book 5190, Page 503, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to David Carter, unmarried and Andrew K. Carter, unmarried, by Warranty Deed dated August 31, 2004, from James A. Peplinski and wife, Mary Peplinski and William Dean Mohr, as of record in Instrument No. 20040917-0112347, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of David Carter by Andrew K. Carter as his Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument Number 20051024-0127892, in the Register's Office for Davidsn County, Tennessee.

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

unimproved ☐

This is improved ☒ property, known as 324 East Webster Street, Madison, TN 37115

(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 our hands this 19th day of October, 2005.

David Carter
By: Andrew K. Carter, as his Attorney-in-Fact

Andrew K. Carter

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 Andrew K. Carter, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 19th day of October, 2005.

Commission expires: May 28, 2006

Beth Triplett Notary Public

BETH TRIPLETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 5/28/2006

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 19th day of October, 2005, before me personally appeared Andrew K. Carter, the person who executed the foregoing instrument on behalf of David Carter, and acknowledged that he executed the same as the free act and deed of the said David Carter, through Power of Attorney granted Andrew K. Carter by the said David Carter.

Witness my hand and official seal at Nashville, Tennessee this 19th day of October, 2005.

Commission expires: May 28, 2006

Beth Triplett Notary Public

BETH TRIPLETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 5/28/2006