WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/11/06 14:09 2 pgs
Fees:13.00 Taxes:1073.00

20060111-0004433

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $290,000.00

Regina Nicole Davidson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 9th day of January, 200[illegible]

Notary Public

MY COMMISSION EXPIRES: 1/24/2009

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37[illegible]

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gene Douglas Davidson II	same	Map 155-16-A
(NAME)	(NAME)	
5521 Traceside Drive		Parcel 12
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, **H. GLENN CARNATHAN JR. AND WIFE, JILL M. CARNATHAN**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **GENE DOUGLAS DAVIDSON II AND WIFE, REGINA NICOLE DAVIDSON,** 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. 131 on the Plan of Resubdivision of Traceside, Section One, Revision One, of record in Plat Book 7900, page 946, said Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to H. Glenn Carnathan, Jr. and wife, Jill M. Carnathan, by deed from Centex Homes, a Nevada General Partnership, of record in Instrument #20011003-0107293, re-recorded in Instrument #20011203-0132030 and in Instrument #20021227-0159444 and by Instrument for Correction of record in Instrument #20021216-0154823, said Register's Office.

This conveyance is subject to (a) 2005 real property taxes which have been prorated and assumed by the grantor(s); (b) all matters appearing on the plan of record in Book 7900, page 946, said Register's Office; (c) restrictive covenants of record in Book 9236, page 504, Book 9435, page 493 and Book 9677, page 675, said Register's Office; (d) Bylaws of record in Book 9668, page 899, said Register's Office; and (e) easements of record in Book 10053, page 235, Book 10355, page 859, Book 9667, page 848 and Book 9669, page 572, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 5521 Traceside 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 our hands this 4th day of January, 2006.

H. Glenn Carnathan Jr.

Jill M. Carnathan

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 H. Glenn Carnathan Jr. and Jill M. Carnathan, 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 4 day of January, 2006.

Commission expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE
Exp. 3/21/09
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Notary Public