39-B

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/13/06 11:48 2 pgs
Fees:13.00 Taxes:2049.80
20060413-0042480

State of Tennessee)
County of Davidson)

06-03-030-D

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $554,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 7th day of April, 2006

Notary Public

My Commission Expires: 5-24-2009

SANDI WHEELER JONES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN. (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 761 Old Hickory Blvd., Suite 301, Brentwood, TN 37027

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
DAVID KERSH, UNMARRIED and MARTIN H. WARREN AND NANCY W. WARREN (NAME)	SAME (NAME)	117-13-0-B
705 Overton Park (ADDRESS)	(ADDRESS)	420.00
Nashville, TN 37215 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **OLIVER C. CARMICHAEL, III AND WIFE, KATHY MAY CARMICHAEL**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **DAVID KERSH, UNMARRIED and MARTIN H. WARREN AND NANCY W. WARREN, HUSBAND AND WIFE**, hereinafter called the Grantee(s), 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. 705, on the Plan of Abbottsford, Phase One, a Planned Unit Development, of record in Book 6250, Pages 419, 420, & 421, and amended in Book 6728, Page 332, in Book 6735, Page 858, in Book 6771, Page 683, and in Book 6800, Page 164, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to OLIVER C. CARMICHAEL, III, AND WIFE, KATHY MAY CARMICHAEL, by Deed from LUCIUS W. CARROLL, II AND WIFE, LUCIE M. CARROLL, dated October 27, 1987, of record in Book 7389, Page 992, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Amended & Restated Declaration of Covenants, Conditions, and Restrictions, of Abbottsford, Phase One of record in Book 8106, Page 1, as amended in Book 10458, Page 810, in Instrument No. 20010330-00030930, in Instrument No. 20010502-0045152, and re-recorded in Instrument No. 20010514-0049648, Register's Office for Davidson County, Tennessee; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

BEING unimproved ☐
Improved ☒ property known as: 705 Overton Park, Nashville, TN, 37215.

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF, our hands, this 7TH day of APRIL, 2006.

OLIVER C. CARMICHAEL, III

KATHY MAY CARMICHAEL

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 **OLIVER C. CARMICHAEL, III AND WIFE, KATHY MAY CARMICHAEL**, the bargainor(s), 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 Brentwood, Tennessee, this 7TH day of APRIL, 2006

My Commission Expires: 03/31/07

Notary Public

DEE FILES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.