WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/01/06 07:55 2 pgs
Fees:13.00 Taxes:542.79

20060501-0049185

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$146,900.00~~ $146,700

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF MARCH, 2006.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

NOTARY PUBLIC
AT LARGE
Pamela B. Matheney
My Commission Expires
October 20, 2008
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, LLC, 301 S Perimeter Park, Suite 212, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Selena Stephenson	NEW OWNER	136-09-0-A/2.00CO
(NAME)	(NAME)	
2731 Smith Springs Rd.		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(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 Carron, an unmarried person**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Selena Stephenson, an unmarried woman**, 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:

Being a certain condominium unit in Davidson County, Tennessee, described as follows: Being Lot 64, Unit B, in a Horizontal Property Regime as shown on the Condominium Site Plan, of Spring View Townhomes of record in Plat Book 6349, page 463, said Register's Office, and being Lot 64 on the Plan of Edge-O-Lake Estates. Section 20A, of record in Book 5200, page 183, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to David Carron by Warranty Deed from Travis B. Thompson dated August 5, 2002 and filed for record as Instrument No. 20020905-0107848, Register's Office for Davidson County, Tennessee.

Subject to any and all matters appearing on the Plan of record in Plat Book 6349, page 463 and Book 5200, page 183, Register's Office for Davidson County, Tennessee.

Subject to any and all existing easements and restrictions of record in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions, setback lines if any andall easements for public utilities.

The 2006 County Taxes have been prorated and assumed by the Grantees.

unimproved ☐

This is improved ☒ property, known as 2731 Smith Springs Rd., Antioch, TN 37013

(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 24th day of April, 2006

David Carron by Judith C. Jacobs

David Carron , by Judith C. Jacobs, his attorney in fact

his attorney in fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 24th day of April, 2006, before me personally appeared Judith C. Jacobs, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of David Carron, and who acknowledged that she executed the same as the free act and deed of the said David Carron by virtue of that Power of Attorney, duly executed by the said David Carron and appearing of record as Instrument No. 20060501-0049184 of the Register's Office of Davidson County, Tennessee.

Witness my hand and official seal at Nashville, Tennessee this 24th day of April, 2006.

Commission expires:



Tabatha Edwards

Notary Public