RETURN TO: FOUNDERS TITLE AND ESCROW, LLC, 1912 21ST AVE SOUTH, NASHVILLE, TN 37212 **BOX 19-A**

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/30/06 12:07 2 pgs
Fees:13.00 Taxes:370.00
20060830-0107170

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $~~77,200.00~~ 100,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS ~~15TH~~ 22nd DAY OF AUGUST, 2006.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JAI KEHEW STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Founders Title and Escrow, LLC, 1912 21st Avenue South, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Powell-Floyd Properties, LLC	Same	
(NAME)	(NAME)	
2106 Crestmoor Road		Map 19-103.08-0A
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		Parcel 024.00-CO
(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, **ANNA LEE CARPENTER AND KEITH BLAIR CARPENTER TRUSTEES UNDER THE ANNA LEE CARPENTER LIVING TRUST**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **POWELL-FLOYD PROPERTIES, LLC, a Delaware limited liability company,** 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 unit B-103 on the Plan of Westlawn Green, a condominium as of record in Book 5200, pages 20-24, Register's Office for said County, to which Plan reference is made for a more complete description.

Being the same property conveyed to Anna Lee Carpenter and Keith Blair Carpenter, Trustees under the Anna Lee Carpenter, Living Trust, by Quitclaim Deed, from Keith B. Carpenter, married, dated August 5, 1993, recorded August 13, 1993, of record in Book 9046, page 482, Register's Office for Davidson County, Tennessee. Prior Deed of Record in Book 5551, page 481, said Register's Office.

This conveyance is subject to (a) 2006 property taxes which have been prorated and assumed by the Grantee; (b) all restrictions of record; (c) all easements of record; (d) all visible easements; (e) all matters appearing on the plan(s) of record; and (f) all matters referenced in the master deed and by-laws; and (g) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 4425 Westlawn Drive, Unit B-103, Nashville, TN 37209

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 15th day of August, 2006.

The Anna Lee Carpenter Living Trust

By: Anna Lee Carpenter, Trustee
Anna Lee Carpenter, Trustee

By: Keith B Carpenter, Trustee
Keith Blair Carpenter, Trustee

STATE OF Virginia
COUNTY OF Chesterfield

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Anna Lee Carpenter and Keith Blair Carpenter Trustees under the Anna Lee Carpenter Living Trust, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they/he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at ~~Nashville, Tennessee~~ Richmond, Virginia on this 15 day of August, 2006.

Commission expires: 11/30/07

Barbara A. Lehr
Notary Public