File No. 261101115

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/19/06 14:16 2 pgs
Fees:13.00 Taxes:305.25
20061219-0156344

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $82,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF NOVEMBER, 2006.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

TIFFANY R. ADDISON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN MY COMMISSION EXPIRES MAY 17, 2009

THIS INSTRUMENT WAS PREPARED BY
Jerry Kennon, Attorney
Cumberland Title
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Courtney Clark	GMAC Mortgage Corporation	Map 10803004600
(NAME) 1125 Cabana Dr.	(NAME) 6 Cadillac Drive, Suite 150	
(ADDRESS) Nashville, TN 37214	(ADDRESS) Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Janet Ruth Pollard Carr, and Husband Bryan S. Carr, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Courtney Clark, unmarried HEREINAFTER CALLED THE GRANTEE(S), HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot No. 94A Zone Lot Division Lot No. 94, Patio Villa, Section Five, as shown by plat of record in Plat Book 6250, Page 490, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Janet Ruth Pollard, unmarried by deed from Sarah L. Jackson, unmarried of record in Deed Book 10147, page 138, Register's Office for said County.
The Janet Ruth Pollard having since married and is now known as Janet Ruth Carr.

Bryan Carr joins in this conveyance to convey any and all rights he may have in this property.

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

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 1125 Cabana Dr., Nashville, TN 37214
(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 GRANTEE(S), HER heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), HER 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/our hands this 28th day of November, 2006.

Janet Ruth Pollard Carr

Janet Ruth Pollard Carr

Bryan S Carr

Bryan ~~Carr~~ S. Carr

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Janet Ruth Pollard Carr, and Husband Bryan* Carr, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

*S. ICB

Witness my hand and official seal at Mt. Juliet, Tennessee, this 11/28/2006.

My Commission Expires:

Notary Public

MY COMMISSION EXPIRES
OCTOBER 12, 2008

KIMIE PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF WILSON

File Number: 261101115

RETURN TO:
Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122