WARRANTY DEED

FILE BOX 19B
07-04-018-C

State of Tennessee)
County of Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $232,300.00.

Diana Easley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 12th day of April, 2007

Notary Public

My Commission Expires: 01/03/11

JOHN COBB CRAWFORD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Davidson County DEEDWARR
Recvd: 04/13/07 14:57 2 pgs
Fees:13.00 Taxes:859.51
20070413-0044812

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
HOLLAND CARLEY, AN UNMARRIED WOMAN	USAA Federal Savings Bank	142-14
(NAME) 716 Harpeth Parkway West	(NAME) 10750 McDermott Frwy	17.00
(ADDRESS) Nashville, TN 37221	(ADDRESS) San Antonio, TX 78288	
(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, **THE JAMES WALTER PICKLE CHARITABLE FOUNDATION**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **HOLLAND CARLEY, AN UNMARRIED WOMAN**, 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:

Land in Davidson County, Tennessee Being Part of Tract XIV and being Lot No. 77 on the Plan of Harpeth Valley Park, Section I of record in Book 3600, Page 93 and Book 3600, Page 94, said Register's Office.

BEING part of the same property conveyed to The James Walter Pickle Charitable Foundation, by Deed from Lawrence J. Sacks, Executor of the Estate of James Walter Pickle, deceased, dated December 30, 2003 of record in Instrument No. 20040127-0010070 Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions, and Restrictions, of HARPETH VALLEY PARK, of record in Book , Page , 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: 716 Harpeth Parkway West, Nashville, TN, 37221.

(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, its hands, this 12th day of April, 2007

THE JAMES WALTER PICKLE CHARITABLE FOUNDATION

By: _____
LAWRENCE J. SACKS, PRESIDENT

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **LAWRENCE J. SACKS**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be the PRESIDENT of **THE JAMES WALTER PICKLE CHARITABLE FOUNDATION,** the within named bargainor(s), a Tennessee , and that he as such PRESIDENT, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the by himself as such officer.

Witness my hand and official seal at Brentwood, Tennessee, this 12th day of April, 2007.

My Commission Expires: 01/03/11

_____
Notary Public

