WARRANTY DEED

File Number: 70106

Davidson County DEEDWARR
Recvd: 04/27/07 08:37 3 pgs
Fees:18.00 Taxes:329.30

20070427-0050163

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $89,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF MARCH, 2007.

RACHEL L. LEE STATE TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

MY COMMISSION EXPIRES: March 23, 2009.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Pinnacle Title & Escrow, LLC, 2109 Buena Vista Pike, Nashville, TN 37218

MY COMMISSION EXPIRES: May 23, 2009

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Karl A. Carpenter	Karl A. Carpenter	81-16406
(NAME) 924 Jefferson Street	(NAME) 924 Jefferson Street	081-16.0-406.00
(ADDRESS) Nashville, TN 37208	(ADDRESS) Nashville, TN 37208	
(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, Wilkinson Enterprises, LTD, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Karl A. Carpenter, 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:

SEE ATTACHED EXHIBIT A

Subject to all easements, covenants, conditions, reservations, leases and restrictions of record, all legal highways, all rights of way, all zoning, building and other law, ordinances and regulations, all rights of tenants in possession, and all real estate taxes and assessments not yet due and payable.

unimproved ☐

This is improved ☒ property, known as 924 Jefferson Street, Nashville, TN 37208

(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 29th day of March, 2007.

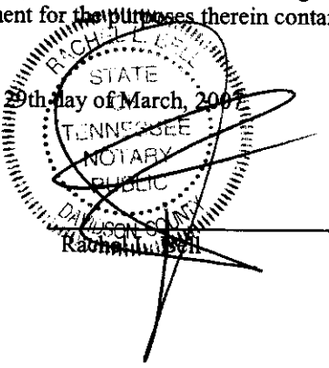
Wilkinson Enterprises, LTD

By: Jeffrey Wilkinson, General Partner of Wilkinson Enterprises, LTD

STATE OF TENNESSEE COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, aforesaid personally appeared Jeffrey Wilkinson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged himself/herself to be the General Partner of Wilkinson, LTD, the within named bargainor, a partnership, and that he/she as such General Partner, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by himself/herself as partner.

Witness my hand and official seal at Nashville, Tennessee this 29th day of March, 2007.



Commission expires: March 23, 2009

MY COMMISSION EXPIRES:
May 23, 2009

Rachel L. Lee
Notary Public

EXHIBIT A

Being the Westerly 55 feed of Lot No. 145 on the Plan of D. T. McGavock's First Addition, as of record in Book 10, pages 606 to 609 inclusive, Register's Office for said County. Said part of Lot No. 145 fronts 55 feet on the northerly side of Jefferson Street and runs back between parallel lines 180 feet to the southerly margin of Madison Street.

Being the property conveyed to Wilkinson Enterprises, LTD by deed from Harold H. Williams and Lula Agusta Williams of record in Book 6831, page 955, in the Register's Office for Davidson County.