WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $128,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF APRIL, 2007.

Notary Public

MY COMMISSION EXPIRES: March 15, 2008.
(AFFIX SEAL)

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
Charles I. Carter	HOME LOAN CENTER, INC. d/b/a LENDINGTREE LOANS	49/19.00
(NAME)	(NAME)	
3805 Whites Creek Pike	163 TECHNOLOGY DRIVE	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212 37207	IRVINE, CA 92618	
(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, **Kevin Joseph Hounihan, Jr., unmarried,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Charles I. Carter and wife, Amy Carter,** 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:

Land in the 12th, formerly 21st, Civil District of Davidson County, Tennessee, described according to a survey made by Hal R. Swann, Jr., Surveyor, dated December 11, 1965, as follows:

Beginning at a point in the center of Whites Creek Pike, the southerly corner of a 13 ¼ acre tract conveyed to Donald Guinn and wife by Deed from William Overton Elwell and wife of record in Book 3967, page 86, Register's Office for said County; thence along the center of Whites Creek Pike, North 38 degrees, 20 minutes West 100 feet; thence North 51 degrees, 40 minutes East 280 feet; thence North 38 degrees 20 minutes West 125 feet to a point in the southern boundary line of property of Mrs. Robert Polston; thence with Polston's Boundary line and with a fence North 51 degrees 40 minutes East 100 feet; thence South 38 degrees 20 minutes East 215.8 feet; thence South 42 degrees, 35 minutes West 100 feet, more or less, to a point; thence South 51 degrees 40 minutes West 280 feet, more or less, to the point of beginning.

Being the same property conveyed to Kevin Joseph Hounihan Jr. by Warranty Deed from Caesar Holding LLC as of record dated March 12, 2004 in instrument No. 20040319 0031368 in the Register's Office of Davidson County, Tennessee.

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

Subject to any and all zoning regulations, building restrictions and setback lines if any and any and all easements for public utilities.

The 2007 County Taxes have been prorated between the parties.

unimproved ☐

This is improved ☒ property, known as 3805 Whites Creek Pike, Nashville, TN 37212
(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 27th day of April, 2007.

Kevin Joseph Hounihan Jr.

Davidson County DEEDWARR
Recvd: 05/03/07 10:54 2 pgs
Fees:13.00 Taxes:473.60

20070503-0053065

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and state, the within named Kevin Joseph Hounihan Jr the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 27th day of April, 2007.

Commission expires: March 15, 2008

Judith C. Jacobs Notary Public

