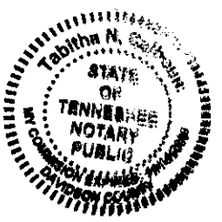
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $124,942.00

Melanie Haskell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 DAY OF JULY, 2007.

Notary Public

MY COMMISSION EXPIRES: 11/14/09

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 109 Kenner Avenue, Nashville, TN 37205

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Patrick Schroeder	PATRICK Schroeder	04405011600
(NAME) 17823 Copper Queen	(NAME) 17823 Copper Queen	Davidson County DEEDWARR Recvd: 07/23/07 15:40 2 pgs Fees:13.00 Taxes:462.29
(ADDRESS) PARIS CA 92570	(ADDRESS) Paris CA 92570	20070723-0087425
(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, David L. Carter, Unmarried and Andrew K. Carter, Unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Patrick Schroeder, 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 Davidson County, Tennessee, being Lot No. 72 on the plan of Rayon City of record in Plat Book 843, Page 13, said Register's Office to which plan reference is hereby made for a more complete description.

Being the same property conveyed to David L. Carter and Andrew K. Carter, as tenants in common with right of survivorship, by Warranty Deed dated August 25, 2004 from Ivy Sian-Kreuzer and Paul Kreuzer of record in Instrument No. 20040830-0104190, Register's Office for Davidson County, Tennessee.

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

This instrument is executed on behalf of Andrew K. Carter by David L. Carter as his Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument Number 20070723-0087424 in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 215 Ensley Avenue, Old Hickory, TN 37138

(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 our hands this 18 day of July, 2007.

David L. Carter

Andrew K. Carter by David L. Carter as his Attorney-in-Fact

Andrew K. Carter
By: David L. Carter as his Attorney-in-Fact

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 David L. Carter, 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 18 day of July, 2007.

Commission expires:

Notary Public

Tabitha N. Calhoun
STATE OF TENNESSEE NOTARY PUBLIC
MY COMMISSION EXPIRES JAN 2009
DAVIDSON COUNTY

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 18th day of July, 2007 before me personally appeared David L. Carter, (with whom I am personally acquainted or proved to me on the basis of satisfactory evidence) the person who executed the foregoing instrument on behalf of Andrew K. Carter, and acknowledged that he executed the same as the free act and deed of the said Andrew K. Carter, through Power of Attorney granted David L. Carter by the said Andrew K. Carter.

Witness my hand and official seal at Nashville, Tennessee this 18 day of July, 2007.

Commission expires: 11/14/09

Notary Public

Tabitha N. Calhoun
STATE OF TENNESSEE NOTARY PUBLIC
MY COMMISSION EXPIRES JAN 2009
DAVIDSON COUNTY