WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $166,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE.

Notary Public

MY COMMISSION EXPIRES: 11-22-2010

(AFFIX SEAL)

BONNIE J. CURRY
STATE OF TENNESSEE
NOTARY PUBLIC
COMMISSION EXPIRES

return to:

REALTY TITLE & ESCROW CO. INC
5111 Maryland Way, Suite 101
Brentwood, TN 37027

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Lebanon Rd., Ste. 142
Nashville, Tennessee 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Larry Carpenter	New Owner	135160A12000CO
(NAME)	(NAME)	
1032 Flintlock Court		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217		
(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, Bobby W. Polk and wife, Marie F. Polk, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jeffrey Alan Carpenter, an unmarried man, and Larry Alan Carpenter and Linda J. Carpenter, husband and wife, 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. 18, on the Plan of Subdivision for Tracts 8,9,&10 of Nashboro Village, as shown on plat of record in Plat Book 5200, pages 186 thru 189 in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Bobby W. Polk and wife, Marie F. Polk, by deed of record in Book 7695, Page 862, Register's Office for Davidson County, Tennessee.

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

unimproved ☐

This is improved ☒ property, known as 1032 Flintlock Court, Nashville, TN 37217

(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.

Davidson County DEEDWARR
Recvd: 08/03/07 14:03 2 pgs
Fees:13.00 Taxes:614.20
20070803-0092770

Witness our hands this.

Bobby W. Polk

Marie F. Polk

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 Bobby W. Polk and Marie F. Polk with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 31st day of July, 2007.

Commission expires:

Notary Public

Victor Hatchwell Notary Public My Comm. Exp. 03/20/2010 State of TENNESSEE Davidson County