Davidson County DEEDWARR
Recvd: 09/12/07 10:43 2 pgs
Fees:13.00 Taxes:1147.00
20070912-0109337

This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
401 Church Street, Suite 2220
Nashville Tennessee 37219

ADDRESS NEW OWNER:

RAEMI JANEL CARNEY
ROBERT CARNEY
744 Newberry Road
Nashville, TN 37205

SEND TAX BILL:
Renasant Bank
600 Century Park South
Suite 200
Birmingham, AL 35226

MORTGAGEE:
Renasant Bank

MAP AND PARCEL:
Map 102-15
Parcel 29

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **JONATHAN SETZER, unmarried** ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **RAEMI JANEL CARNEY and husband, ROBERT CARNEY**, ("Grantee"), their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot(s) 220, as shown on the map entitled Brook Meade, Section VI, of record in Plat Book 2331, pages 3-4, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to Jonathan Setzer, by deed from Amy Trull d/k/a Amy Lunn and husband, Jeffery H. Trull, of record in Instrument No. 20050825-0101938, dated August 24, 2005, said Register's Office.
>
> This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations and restrictions and easements as may affect the premises.

This is improved property known as 744 Newberry Road, Nashville, TN 37205.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, their heirs, successors and assigns, forever; and Grantor does covenant with Grantee that he is awfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind himself, his heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, their heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the

singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness his hand this 10th day of September, 2007.

JONATHAN SETZER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared JONATHAN SETZER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 10th day of September, 2007.

Notary Public

JEANNE BURTON GREGORY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Comm. Expires September 25, 2010

My Commission Expires: 9-25-2010

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $310,000.00.

AFFIANT

Subscribed and sworn to before me
this 10th day of September, 2007.

NOTARY PUBLIC

APRIL G. NICHOLS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 6-12-11