WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/07/07 08:13 2 pgs
Fees:13.00 Taxes:703.00

20071107-0131169

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00

Brenda Johnson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of October, 2007.

Kelly Bachman
Notary Public

MY COMMISSION EXPIRES: 5/23/2011
(AFFIX SEAL)

KELLY BACHMAN NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 165 Indian Lake Blvd., Ste. 106
Hendersonville, Tennessee 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gregory C. Lantz	Gregory C. Lantz	10804018700
(NAME)	(NAME)	
1040 Fitzpatrick Rd.	1040 Fitzpatrick Rd.	
(ADDRESS)	(ADDRESS)	
Nashville, TN	Nashville, TN 37214	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20072340

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **we, Eric Wainwright Carter and wife, Leitha N. Carter**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Gregory C. Lantz, unmarried**, hereinafter called the GRANTEE, **his/her** 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

unimproved ☒

This is improved ☐ property, known as 1040 Fitzpatrick Rd., Nashville, TN 37214

(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 GRANTEE, his/her heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, his/her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness our hands this 31st day of October, 2007.

Eric Wainwright Carter
Eric Wainwright Carter

Leitha N. Carter
Leitha N. Carter

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Eric Wainwright Carter and wife, Leitha N. Carter, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Eric Wainwright Carter and wife, Leitha N. Carter executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 31st day of October, 2007.

Commission expires: 5/23/2011

Kelly Bachman
Notary Public

KELLY BACHMAN NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

EXHIBIT A

Larchwood

Being Lot No. 353 on the Plan of ~~Lardwood~~ Larchwood Section Seven of record in Plat Book 6900, page 274, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING all of the same property conveyed to Eric Wainwright Carter and wife, Leitha N. Carter by Warranty Deed from Ton L Constant and wife, Kim D. Constant dated October 18, 1994 of record in Book 9498, Page 395, Register's Office for Davidson County, Tennessee.