This Instrument Prepared By:
Elite Title Company, LLC
143 Barfield Crescent , Ste 200
Murfreesboro, TN 37129
EM080048.PFT

Davidson County DEEDWARR
Recvd: 03/24/08 12:05 2 pgs
Fees:13.00 Taxes:558.70
20080324-0028947

Send Tax Bills To:
New Owner

New Owner is:
Michael S. Carpenter
720 Bishopsgate Road
Antioch, TN 37013

MAP: 149-02-0D

PARCEL: 005.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Richard Gentzler, Jr. and wife, Marilyn A. Gentzler**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Michael S. Carpenter , single and Charlotte E. May, single**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Property Address: **720 Bishopsgate Road, Antioch, TN 37013**

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Piccadilly Subdivision, Section Four, a plat of which is of record in Book 6900, page 481, Register's Office for Davidson County, Tennessee, to which plan reference is here made for an exact description of metes and bounds

Being the same property conveyed to Richard H. Gentzler, Jr. and wife, Marilyn A. Gentzler, by Warranty Deed from Jerry D. Butler and wife, Georgia Seul Butler, dated 9-9-94 and recorded 10-5-94 in Book 9485, page 160, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on plat in Book 6900, page 481; Restrictive Covenants in Book 7396, page 123; and Stormwater Detention Agreement in Book 7285, page 445, Register's Office for Davidson County, Tennessee

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and

that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 18th day of March, 2008.

GRANTOR(S):

RICHARD GENTZLER, JR.

MARILYN A. GENTZLER

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Richard Gentzler, Jr. and wife, Marilyn A. Gentzler**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 18th day of March, 2008.

ANNEMARIE CAIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

NOTARY PUBLIC
My Commission Expires: 3·21·2010

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is **$151,000.00**.

AFFIANT

SWORN TO and subscribed before me this 18th day of March, 2008.

ANNEMARIE CAIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

NOTARY PUBLIC
My commission expires: 3·21·2010