(2)

BOY 36

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $443,251.00

Carolyn K. Bullen
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF MARCH, 2008.

June E. Rowell
Notary Public

My Commission Expires
May 22, 2010

STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
West End Title & Escrow, LLC, One Burton Hills Blvd., Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carpenter Construction, Inc.	Carpenter Construction, Inc.	130-03-0-112
(NAME) P.O. Box 158150	(NAME) →	
(ADDRESS) Nashville, TN 37215	(ADDRESS) →	
(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, Loren Cioffi Brady, married, f/k/a Loren Cioffi, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Carpenter Construction, Inc., 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. 2 on the Map of Royal Oaks Veevers Addition of record in Plat Book 2083, Page 13, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Said Lot No. 2 fronts 100 feet on the westerly side of Sunnybrook Drive and runs back 493.78 feet on the northerly line and 495.23 feet on the southerly line, to a dead line, measuring 100 feet thereon.

Being the same property conveyed to LOREN CIOFFI, UNMARRIED, by deed from CELESTE WILSON HALBROOK TUTEN AND HUSBAND, ALLEN TUTEN, of record as Instrument No. 20060710-0082293, dated July 3, 2006, said Register's Office.

Chris Brady joins in the execution of this instrument to convey his marital interest in subject property.

This property is subject to: 2008 property taxes, a lien, but not yet due and payable; all matters appearing of record in Plat Book 2083, page 13, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 4403 Sunnybrook Drive, Nashville, TN 37205
(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 my hand this 31st day of March, 2008.

LOREN CIOFFI BRADY
BY _____, ATTY IN FACT
Loren Cioffi Brady

Chris Brady

Davidson County DEEDWARR
Recvd: 04/02/08 13:36 2 pgs
Fees:13.00 Taxes:1640.03

20080402-0033150

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Chris Brady, the within named bargainor, 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 Office, this 31st day of March, 2008.

PAUL F. SOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires:
My Commission Expires MAR. 20, 2010

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Darren Cioffi, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of Loren Cioffi Brady, as her duly appointed attorney in fact, and acknowledged that he executed the same as the free act and deed of the said Loren Cioffi Brady.

Witness my hand and official seal at Office, this 31st day of March, 2008.

PAUL F. SOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires:
My Commission Expires MAR. 20, 2010