WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $~~289,000.00~~ XXXXX 200,000.00

Affiant

Subscribed and sworn to before me, this 29TH DAY OF AUGUST, 2008.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

Kate Rosenthal
State Of Tennessee Notary Public
County of Sumner

~~MY COMMISSION EXPIRES NOV 22, 2010~~

THIS INSTRUMENT WAS PREPARED BY
Affordable Closings, LLC
211 Donelson Pike Suite 213
Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bradley N. Carter and wife and Sara G. Carter	New Owner (NAME)	091-070-286
5112 Michigan Ave (ADDRESS)	(ADDRESS)	
Nashville, TN 37209 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Angela L. Rodriquez unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Bradley N. Carter and wife and Sara G. Carter, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOTS 1021 AND 1023 OF BLOCK 169, PLAN NO. 1, WEST NASHVILLE, OF RECORD IN BOOK 57, PAGES 74 AND 75, REGISTER'S OFFICEFOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO ANGELA L. RODRIQUEZ BY DEED FROM PEDRO RODRIQUEZ DATED MARCH 13, 2008 AND RECORDED MARCH 18, 2008 IN INSTRUMENT NO. 20080319-0027722 SAID REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

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

unimproved ( )
This is improved (X) property, known as 5112 Michigan Avenue, Nashville, TN 37209
(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/our hand(s) this 29th day of August, 2008.

Angela L. Rodriquez

STATE OF Tennessee

COUNTY OF Davidson

Davidson County DEEDWARR
Recvd: 09/02/08 15:46 2 pgs
Fees:13.00 Taxes:740.00

20080902-0089890

WARRANTY DEED
(Continued)

I, Connie Hooper, a Notary Public of the County and State first above written, do hereby certify that Angela L. Rodriquez, unmarried personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 29th day of August, 2008.

Notary Public

My Commission Expires: 2/24/2009

(SEAL)

CONNIE HOOPER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY, TENN.

~~RETURN TO:~~
Affordable Closings, LLC
211 Donelson Pike Suite 213
Nashville, TN 37214