WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/30/08 10:03 2 pg
Fees:13.00 Taxes:1178.45

20080930-0098999

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $318,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF SEPTEMBER, 2008.

Notary Public

MY COMMISSION EXPIRES: 1/24/09

(AFFIX SEAL)

AMANDA VAUGHN
State of Tennessee
Notary Public
DAVIDSON COUNTY

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
William Z. Carney	Pinnacle National Bank	105-0-235
(NAME)	(NAME)	
1001 Caldwell Avenue	211 Commerce Street, Ste. 300	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	Nashville, TN 37201	
(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, Kimberly A. Nelson, married, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William Z. Carney and wife, Jaclyn C. Carney, 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. 10 on the Plan of G.R. Huline's Subdivision of Lots Nos. 37 and 38 of Waverly Land Company's Addition to Nashville, of record in Book 421, page 163, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Included in this description but excluded from this conveyance is the following:

Beginning at a point, said point being the southwest intersection of Tenth Avenue South, and Caldwell Avenue; thence along the westerly margin of Tenth Avenue South in a southerly direction, a distance of 18 feet, more or less, to a point; thence along a curve defined by a radius of 18 feet in northwesterly direction, a distance of 28 feet, more or less, to a point on the southerly margin of Caldwell Avenue; thence along the southerly margin of Caldwell Avenue in an easterly direction a distance of 18 feet, more or less, to the point of beginning. Said portion of Lot 10 having been conveyed to the Nashville Housing Authority by deed of record in Book 4071, page 80, and re-recorded in Book 4082, page 699, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Kimberly A. Nelson be deed from Mesa Carlson and Katherine Lyle Carlson, husband and wife, of record as Instrument No. 20061103-0136658, dated October 30, 2006, said Register's Office.

This conveyance is subject to: 2008 county taxes, a lien, but not yet due and payable; and all matters appearing on the Plan of record in Book 421, page 163, said Register's Office.

Rory Jensen joins in the execution of this instrument to convey any marital interest in the subject property.

unimproved ☐

This is improved ☒ property, known as 1001 Caldwell Avenue, Nashville, TN 37204

(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 26th day of September, 2008.

Kimberly A. Nelson

Rory Jensen

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kimberly A. Nelson, married and husband, Rory Jensen, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Office, this 26th day of September, 2008.

Notary Public

PAUL F. SOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 20, 2010

My Commission Expires:

Record & Return to:

CLG Title & Ecrow Services, LLC
1104-B Fatherland St.
Nashville, TN 37206
File #: 20080900005