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WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20090064390 DEEDWARR
Recvd: 09/21/09 13:49 2 pgs
Fees:13.00 Taxes:1868.50
20090921-0087825

State of Tennessee
County of ~~Williamson~~ DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $505,000.00

Affiant

Subscribed and Sworn to before me, this 18th day of September, 2009.

Notary Public

NOTARY PUBLIC
AT LARGE
June E. Rowell
My Commission Expires
May 22, ~~2010~~
STATE OF TENNESSEE

My commission expires:

JUNE E. ROWELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Samuel F. Anderson, Attorney at Law, 205 Powell Place, Suite 103, Brentwood, TN 37027

ADDRESS NEW OWNER	SEND TAX BILLS TO:	MAP & PARCEL:
Andrew Kennedy Corts 118 Alton Road Nashville, TN 37205	Same	12908012900

FOR AND IN CONSIDERATION of the sum of Ten Dollars, ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Matthew Carnes and wife Catherine Carnes,** hereinafter called the Grantor(s), have bargained and sold and by these presents do transfer and convey unto **Andrew Kennedy Corts, a married man, and Jenny Richter Corts, a married woman, husband and wife, as Joint Tenants**, hereinafter called the Grantee(s), 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. 7 Block "D" on the Plan of 2nd Revised Plan Highlands of Belle Meade No. 2 Blocks A, B, C and D, as of record in Plat Book 1130, page 62, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Matthew Carnes and wife, Catherine Carnes by deed from John E. Faber and wife, Robin J. Faber of record in Instrument No. 20070629-0078205, Register's Office for Davidson County, Tennessee.

Taxes for the year 2009 are prorated and assumed by the Grantee(s) herein.

The legal description is the same as the previous deed of record.

This conveyance is subject to any and all existing easements of record and to all matters shown on the plan of record in Book 1130, Pages 62 & 63, said Register's Office.

Subject to restrictions of record in Book 1357, Page 41, said Register's Office.

This is (x) improved ( ) unimproved property known as 118 Alton Road, Nashville, TN 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever. Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons whomsoever.

Whenever 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 our hands this 18th day of September, 2009.

Matthew Carnes by Sam'l F Anderson attorney in fact

Matthew Carnes
By Samuel F. Anderson, by Power of Attorney of record in Instrument No.
Register's Office for Davidson County, Tennessee

Catherine Carnes by Sam'l F Anderson attorney in fact

Catherine Carnes
By Samuel F. Anderson, by Power of Attorney of record in Instrument No.
Register's Office for Davidson County, Tennessee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On September 18, 2009, before me personally appeared Samuel F. Anderson, to me known to be the person who executed the foregoing instrument in behalf of Matthew Carnes and Catherine Carnes and acknowledged that he executed same as the free act and deed of said Matthew Carnes and Catherine Carnes for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 18th day of September, 2009.

My Commission Expires:
3-4-13

PHYLLIS KEENAN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Phyllis Keenan
NOTARY PUBLIC