Davidson County DEEDWARR
Recvd: 09/29/09 12:36 2 pgs
Fees:13.00 Taxes:839.90
20090929-0090341

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $227,000.00

Affiant

Subscribed and sworn to before me, this 24th DAY OF September, 2009

Notary Public

MY COMMISSION EXPIRES: 8/10/10
(AFFIX SEAL)

WARRANTY DEED

G-MRE-09-7048

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeremy Poling	Bank of America (NAME)	
7048 Northridge Drive (ADDRESS)	9000 Southside Blvd. (ADDRESS)	
Nashville, TN 37221 (CITY) (STATE) (ZIP)	Jacksonville, FL. 32256 (CITY) (STATE) (ZIP)	142-13-A-25.00 CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JOHN N. CARNEY AND WIFE, LEAH M. CARNEY, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JEREMY POLING AND ALISHA POLING, HUSBAND AND WIFE, hereinafter called the Grantee(s), 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 LOT 25, RIVERSIDE, PHASE I, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 6900, PAGES 491 AND 492, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO JOHN N. CARNEY AND WIFE LEAH M. CARNEY BY WARRANTY DEED FROM RYAN H. ALTIZER AND WIFE AMANDA R. ALTIZER, RECORDED ON THE 30TH DAY OF AUGUST, 2002 IN INSTRUMENT NO. 20020830-0105604, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ALL MATTERS SET FORTH IN THE PLAT OF RECORD IN PLAT BOOK 6900, PAGE 491 & 492, BOUNDARY PLAT IN BOOK 6900, PAGE 490, REVISED IN BOOK 6900, PAGE 784 CORRECTED IN INSTRUMENT NO. 20040506-0052081, RESTRICTIONS IN BOOK 7185, PAGE 619; BOOK 7405, PAGE 780 AND INSTRUMENT NO. 20040419-0044162; CHARTER OF RECORD IN BOOK 7829, PAGE 703 EASEMENTS IN INSTRUMENT NO. 20041019-0125877; BOOK 6970, PAGE 275; BOOK 6970, PAGE 278; BOOK 6972, PAGE 45 AND INSTRUMENT NO. 20040608-0067841 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved (X) property, known as 7048 Northridge Drive, Nashville, Tennessee 37221
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 24th day of September, 2009.

John N. Carney

Leah M. Carney

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John N. Carney and Leah M. Carney, 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/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 24th day of September, 2009.

Notary Public

My Commission Expires: 9/3/12

(SEAL)

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903

I, Hal Wilson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Elizabeth Maison, a notary public for this county and state, Hal Wilson, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 04-15-12

ELIZABETH MAISON
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY