BILL GARRETT, Davidson County
Trans:T20090067309 DEEDWARR
Recvd: 10/02/09 14:44 2 pgs
Fees:13.00 Taxes:943.50

20091002-0091827

Prepared by:
Amy Cross Nance
Attorney at Law
1600 Westgate Circle, Suite 100
Brentwood, TN 37027
615-346-4665

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $255,000.00

Affiant

Subscribed and sworn to before me, this 25th day of September 2009.

Notary Public
My commission expires: 5/22/10

LAURA MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN. My Commission Expires MAY 22, 2010

Address of New Owner:	Send Tax Bills to:	Tax Information
John Carney	Sumner Bank & Trust	155030B00500CO
7100 River Park Ct.	780 Browns Lane	
Nashville TN 37221	Gallatin, TN 37066	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Jeffrey R. Wiser and wife Marie P. Wiser hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to John Carney and wife, Leah Michelle Carney 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:

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of River Park Estates, of record in Plat Book 6830, page 658 and 659, as amended in Book 6785, page 427, and Book 6830, page 806, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Jeffrey R. Wiser and wife, Marie P. Wiser by deed dated May 3, 2004 from Dominick P. DeLorenzo and wife, Jane S. DeLorenzo of record in Instrument No. 20040504-0050830 Register's Office Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2009 taxes, a lien which are not yet due and payable. 2) All matters appearing on plan of River Park Estates of record in Book 6830 Page 658 and 659, as amended in Book 6785, page 427, and Book 6830, page 806, Register's Office for Davidson County, Tennessee 3) Restrictions of record in Book 6672, Page 600, and amended in Book 6980, Page 375, and amended in Book 6980, Page 377, and amended in Book 7155, Page 844, Register's Office for Davidson County, Tennessee 4)

Charter of River Park Estates Homeowner's Association of record in Book 7216 Page 833

This property is improved property known as 7100 River Park Ct., Nashville, Tennessee 37221

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 25 day of September, 2009.

Jeffrey R. Wiser

Marie P. Wiser

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jeffrey R. Wiser and Marie P. Wiser, the bargainor(s), 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 Brentwood, Tennessee, this 25 day of September, 2009.

Notary Public

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission expires: 3/29/11

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212