WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20090076084 DEEDWARR
Recvd: 11/06/09 14:53 2 pgs
Fees:13.00 Taxes:1036.00
20091106-0103018

SHANNON PHILBIN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.
My Commission Expires JULY 5 2011

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$280,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF OCTOBER, 2009.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brian J. Carter	New Owner	**95-2-167**
(NAME)	(NAME)	
217 Craigmeade Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(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, **Scott Tinius, unmarried**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Brian J. Carter**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, 2 TRACTS OR PARCELS OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Parcel 1: Being Lot 3 Section 1 of Craigmeade Subdivision of record in Book 2900, page 121, Registers' Office for Davidson County, Tennessee.

Being the same property conveyed to Scott Tinius by Warranty Deed from Mary K. Kelley, a widow in Instrument No. 20060804-0095474 said Register's Office

Parcel 2: Being Parcel 3 on the Plan of Briley Corners of record in Book 6900, page 333 said Register's Office. This Parcel 3 includes Lot 3 described as Parcel 1 above and includes an additional 50 foot irregular strip of land that is contiguous to and located directly to the rear of Lot 3, Section 1 of Craigmeade Subdivision.

Being the same property conveyed to Scott Tinius by Quitclaim Deed from Mary K. Kelley and her son, Howard Kelley being recorded contemporaneously herewith in Instrument No. 20091106-0103017, said Register's Office.

unimproved ☐

This is improved ☒ property, known as **217 Craigmeade Drive, Nashville, TN 37214**

(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 October, 2009.

Scott Tinius

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Scott Tinius, unmarried, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 26TH DAY OF OCTOBER, 2009.

Commission expires: 7/5/2011



My Commission Expires JULY 5, 2011

Notary Public

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