This Instrument Prepared By:
Harpeth Title, LLC
109 Westpark Drive, Suite 150
Brentwood, TN 37027
H010264

BILL GARRETT, Davidson County
Trans:T20100045213 DEEDWARR
Recvd: 07/23/10 13:37 2 pgs
Fees:13.00 Taxes:406.63
20100723-0057902

**Send Tax Bills To:**

New Owner

**New Owner is:**
Amy S. Mabey
Corey Mabey
6022 Cortez Court
Hermitage, TN 37076

MAP: 086-02-0

PARCEL: 023.00

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Kendall B. Carnahan** , hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Amy S. Mabey & Corey Mabey, wife and husband**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Property Address: **6022 Cortez Court, Hermitage, TN 37076**

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Being Lot No. 101 on the plan of Dodson Heights Subdivision, which is of record in Book 2900, page 113, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Kendall B. Carnahan by Warranty Deed from Tammie Dorene Carnahan Dedman, dated 12/3/03 and recorded 12/5/03 in Instrument Number 20031205-0175386, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

KBC
**Sellers Initials**

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 16th day of July, 2010.

GRANTOR(S):

**KENDALL B. CARNAHAN**

## ACKNOWLEDGEMENT

**STATE OF TENNESSEE**
**COUNTY OF** Williamson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Kendall B. Carnahan** , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 16th day of July, 2010.

TAMIRA J. PYSZKA
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES JULY 29, 2013

**NOTARY PUBLIC**
My Commission Expires: 7-29-13

**STATE OF TENNESSEE**
**COUNTY OF** Williamson

The actual consideration or value, whichever is greater, for this transfer is **$109,900.00**.

**AFFIANT**

**SWORN TO** and subscribed before me this 16th day of July, 2010.

TAMIRA J. PYSZKA
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES JULY 29, 2013

**NOTARY PUBLIC**
My commission expires: 7-29-13