WARRANTY DEED

Record and Return to:
Prepared By:
Chapman and Rosenthal Title, Inc.
3817 Bedford Avenue, Suite 140
Nashville, TN 37215

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $537,500.00

C M Carver
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26 DAY OF APRIL 2011..

Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

JAMES T. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 8, 2013

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Main Street Title, Inc., 106 Public Square #101, Centerville, TN 37033

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles Mark Carver as Trustee under Trust Agreement dated April 26, 2011	New Owner	**11515007200**
(NAME) **6325 Robin Hill Rd.**	(NAME) .	
(ADDRESS) **Nashville, TN 37205**	(ADDRESS)	
(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,

Brian Geraghty and wife, Jocelyn Geraghty as joint tenants with rights of survivorship

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Charles Mark Carver as Trustee under Trust Agreement dated April 26, 2011

HEREINAFTER CALLED THE GRANTEES, 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. 89 on the Plan of West Meade Farms, Inc., Section "E", of record in Plat Book 1835, page 70, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to BRIAN GERAGHTY AND JOCELYN BOWMAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP by Deed from CAROL ANN SMITH, UNMARRIED, dated 10/03/2005 and filed for record on 12/14/2005 in Instrument 200512140150195, Register's Office for DAVIDSON County, Tennessee.
Being the same property conveyed to BRIAN GERAGHTY AND WIFE, JOCELYN GERAGHTY, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP by Deed from BRIAN GERAGHTY AND JOCELYN BOWMAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, dated 08/13/2010 and filed for record on 08/24/2010 in Instrument 201008240067028, Register's Office for DAVIDSON County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20110024794 DEEDWARR
Recvd: 04/27/11 13:58 2 pgs
Fees:13.00 Taxes:1988.75
20110427-0032297

unimproved ☐

This is improved ☒ property, known as **6325 Robin Hill Rd., Nashville, TN 37205**

(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 our hands this 25TH day of April, 2011.

Brian Geraghty

Jocelyn Geraghty

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, **Brian Geraghty and Jocelyn Geraghty** the within named Seller(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, at office, this 25th day of April, 2011

Notary Public My commission expires: 5/20/14

ED TIGNOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY