(2)

Return To:
MH&S Law Firm
1804 Williamson Ct. Ste 201
Brentwood, TN 37027
615-377-3319

WARRANTY DEED

Return To:
MH&S Law Firm
1804 Williamson Ct. Ste 201
Brentwood, TN 37027
615-377-3319

BILL GARRETT, Davidson County
Trans:T20120002518 DEEDWARR
Recvd: 01/11/12 11:08 2 pgs
Fees:13.00 Taxes:658.60
20120111-0002859

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $178,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF DECEMBER, 2011.

Notary Public

MY COMMISSION EXPIRES: 9/23/13
(AFFIX SEAL)

Carlton Drumwright
State of Tennessee Notary Public
Williamson County

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brian C. Stewart	New Owner	147-13-016.00
(NAME)	(NAME)	
5129 Cochran Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220		
(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, James A. Carpenter and wife, Iliana J. Carpenter, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Brian C. Stewart, a single man, 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. 1053 on the Plan of Brentwood Hall, Section 14, of record in Plat Book 2663, page 129, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to James A. Carpenter and wife, Iliana J. Carpenter, by deed of record in Instrument Number 20011121-0128158, Register's Office for Davidson County, Tennessee.

Subject to all matters as shown on Plan of Brentwood Hall, Section 14, of record in Plat Book 2663, page 129, Register's Office for Davidson County, Tennessee. Restrictive Covenants of record in Book 2905, Page 287, Register's Office for Davidson County, Tennessee. Easement of record in Book 6233, page 1 and Book 6416, page 901, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 5129 Cochran Drive, Nashville, TN 37220
(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 16th Day of December, 2011.

James A. Carpenter by Attorney in Fact

Iliana J. Carpenter Attorney in Fact

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 James A. Carpenter and Iliana J. Carpenter, 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 Franklin, Tennessee this 16th day of December, 2011.

Commission expires: 7-29-13

Notary Public

TAHIRA J. PYSZKA STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

MY COMMISSION EXPIRES JULY 29, 2013

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Terry DeSelms, who proved to me his identity on the basis of satisfactory evidence, and who, upon oath, acknowledged that he executed the within instrument on behalf of James A. Carpenter and Iliana J. Carpenter for the purposes therein contained, and who further proved to me that he is the Attorney in Fact for James A. Carpenter and Iliana J. Carpenter, and is authorized to execute this instrument on their behalf.

This the 16th day of December, 2011.

Notary Public

My Commission Expires:

TAHIRA J. PYSZKA STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

MY COMMISSION EXPIRES JULY 29, 2013