This Instrument Prepared by:
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

New Owners Address & Send Tax Bills to:
Timothy S. Carver
671 Harpeth Trace Drive
Nashville, TN 37221

MAP/PARCEL: 143020C039.00CO

BILL GARRETT, Davidson County
Trans:T20120016472 DEEDWARR
Recvd: 03/06/12 11:41 2 pgs
Fees:13.00 Taxes:518.00
20120306-0019553

WARRANTY DEED

THIS INDENTURE, made this 24th day of February, 2012 between

Lisa Carrie Margulies

of Davidson County, Tennessee, hereinafter referred to as **Grantor**, and

Timothy S. Carver

of Davidson, County Tennessee, hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

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. 39 on the Plan of Harpeth Knoll, a Planned Unit Development, of record in Book 5200, Page 764, Register's Office for Davidson County, Tennessee to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Lisa Carrie Margulies, unmarried by Warranty Deed from Paula J. Starin, unmarried dated August 6, 1999 and being of record in Book 11163, Page 682, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2012 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

Lisa Carrie Margulies

Lisa Carrie Margulies

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Lisa Carrie Margulies, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Goodlettsville, Tennessee on this the 24th day of February, 2012.

Karen B. Heavener

Notary Public

My Commission Expires: 11/3/15



STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $140,000.00.

Lisa Carrie Margulies

Affiant

Sworn to and subscribed before me, this 24th day of February, 2012.

Karen B. Heavener

Notary Public

My Commission Expires: 11/3/15

