RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5409 Maryland Way
Suite 130
Brentwood, Tennessee 37027
File No.: TN122571

BILL GARRETT, Davidson County
Trans: T20120096648 DEEDWARR
Recvd: 12/18/12 12:42 2 pgs
Fees: 13.00 Taxes: 27.75

20121218-0116457

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $7,500.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of December, 2012.

NOTARY PUBLIC

My commission expires: 8/16/14

THIS INSTRUMENT PREPARERD BY:
Limestone Title and Escrow, LLC, 5409 Maryland Way, Suite 130, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cary Brian Carpenter 2511 Jones Avenue Nashville, TN 37207	Same address as new owner	02000007300

FOR AND IN CONSIDERATION of the sum of Seven Thousand Five Hundred and 00/100 Dollars ($7,500.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged; the undersigned, **HARVEST CREEK PROPERTIES, LLC, an Ohio Limited Liability Company,** hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto, **CARY BRIAN CARPENTER**, hereinafter called the Grantee, his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 19 on the Final Plat, Section Three, Jacobs Valley, as of record by Instrument No. 20021010-0124310 in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Harvest Creek Properties, LLC, by Special Warranty Deed from Bank of America, N.A., dated 6/5/2012, recorded 6/26/2012, of record in Instrument No. 20120626-0055853, in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

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

The undersigned covenant with the said Grantee that it is lawfully seized and possessed of said real estate; that it has a good right to convey the same; and that it is unencumbered except by lien of the 2012 property taxes, which taxes are being prorated between the parties, and are being paid at closing.

The undersigned further covenant and bind itself, its successors and assigns, forever to warrant and defend the title to said real estate unto the said Grantee, his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS ITS HAND, this the 13th day of December, 2012.

HARVEST CREEK PROPERTIES, LLC

BY: _____

TITLE: member

STATE OF Ohio
COUNTY OF Lorain

On this the 13th day of December, 2012, before me, appeared Jamie C Brasee, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the managing member of Harvest Creek Properties, LLC, an Ohio Limited Liability Company, and that said instrument was signed in behalf of said Limited Liability Company, and said Jamie C. Brasee acknowledged said instrument to be the free act and deed of said Limited Liability Company.

Witness my hand at office this the day and year above written.

Donna Roser
Notary Public

My commission expires: 8/16/2014

