WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20130090503 DEEDWARR
Recvd: 10/21/13 15:33 2 pgs
Fees: 13.00 Taxes: 2127.50

20131021-0109791

R-VRES-13-216B

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$575,000~~00

Affiant

Subscribed and sworn to before me, this 16th DAY OF October, 2013.

Notary Public

MY COMMISSION EXPIRES: 11/18/2016
(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John W. Carpenter, III	SAME	
216B 38th Avenue North (ADDRESS)	(NAME) (ADDRESS)	
Nashville, TN 37209 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	104-1-223.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we WOODLAND VILLAGE 216-B PARTNERS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JOHN W. CARPENTER, III, AN UNMARRIED MAN, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 134, PLAN OF PART OF WEST GROVE SUBDIVISION, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 421, PAGE 109, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED BY QUITCLAIM DEED FROM LITTLE VILLAGE HOMES, LLC TO WOODLAND VILLAGE 216-B PARTNERS AS RECORDED ON THE 1ST DAY OF APRIL, 2013 IN INSTRUMENT NO. 20130401-0031089 AND PART OF WARRANTY DEED FROM WILLIE DEE ANDREWS ELLIS, UNMARRIED TO LITTLE VILLAGE HOMES, LLC AS RECORDED ON THE 17TH DAY OF JULY, 2012 IN INSTRUMENT NO. 20120717-0062616, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2013 PROPERTY TAXES AND SUBSEQUENT, WHICH ARE ASSUMED BY THE GRANTEE(S) HEREIN; B) INSTRUMENTS OF RECORD IN BOOK 5428, PAGE 981; INSTRUMENT NO. 20130520-0050524; PLAT BOOK 421, PAGE(S) 109, SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 216B 38th Avenue North, Nashville, Tennessee 37209
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand~~(s) this~~ 16th day of October, 2013.

Woodland Village ~~216-B Partners~~

BY: _____
Andrew Beaird, Authorized Agent

STATE OF Tennessee
COUNTY OF Davidson

Before me personally appeared ANDREW BEAIRD, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be an Authorized Agent of Woodland Village 216-B Partners, the within named bargainor, a partnership, and that he/she as such Authorized Agent executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 16 day of October, 2013.

_____
Notary Public
My Commission Expires: _____

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903