BILL GARRETT, Davidson County
Trans:T20130106538 DEEDWARR
Recvd: 12/23/13 13:07 2 pgs
Fees:13.00 Taxes:481.00

20131223-0129367

Prepared By & Return To:
Tennessee Title Services, LLC
101 Springhouse Court, Suite 202
Hendersonville, TN 37075
13-0385HV

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 13th day of December, 2013.

Notary Public
Commission Expires: 4/23/2014

ANGELA A RAMSEY NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY My Commission Expires April 23, 2014

Address of New Owner	Send Tax Bills To:	Map & Parcel
Phyllis Carman 150B Spring Valley Rd Nashville, TN 37214	Ameris Bank 1800 Parkway Place, Suite. 820 Marietta, GA 30067	095-08-0-232.00

WARRANTY DEED

FOR AND IN 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, I/WE,

Patrick Smith, Executor for the Estate of Dennis Konik

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Phyllis Carman and Jimmy Carman, wife and husband

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. 1-B on the Plan of Zone Lot Division, Lot 1, Bluefield Square, Section 1, of record in Plat Book 6050, Page 4, in the Register's Office of 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 Dennis C. Konik, unmarried, by Warranty Deed from Miriam M. Harper and Joy Harper Panter, both unmarried, dated 9/10/96 and recorded 9/12/96 in Book 10189, Page 322, in the Register's Office of Davidson County, Tennessee. Dennis C. Konik having since died August 16, 2012.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 150B Spring Valley Rd, Nashville, TN 37214.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 13th day of December, 2013.

Patrick Smith, Executor

Patrick Smith, Executor for the Estate of Dennis Konik

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Patrick Smith, Executor for the Estate of Dennis Konik** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 13th day of December, 2013.

Notary Public
My Commission Expires: 4/23/2014

(Notary Seal)

ANGELA A. RAMSEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires April 23, 2014