Davidson County DEEDWARR
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Fees:23.00 Taxes:1036.00
20140131-0009015

THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 31592-01-2014** File Box 9-B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $280,000.00. Affiant Subscribed and sworn to before me this 31st day of January, 2014. Notary Public My Commission Expires: My Commission Expires NOV. 3, 2015

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Michael Scott Carpenter 1108 Battery Lane Nashville, TN 37220	Farmington Financial Group 2002 Richard Jones Rd #300A Nashville, TN 37215	Map and Parcel No.: 131 120 06000

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Louis Hudson Roberts, married**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Michael Scott Carpenter, unmarried** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1108 Battery Lane, Nashville, TN 37220

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Carol Susan Collins Roberts, spouse of Louis Hudson Roberts, joins in the execution of this instrument for the purposes of conveying any marital interest she may have in subject property.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 31st day of January, 2014.

Louis Hudson Roberts

Carol Susan Collins Roberts

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Louis Hudson Roberts, Carol Susan Collins Roberts,** 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, at office, this 31st day of January, 2014.

Notary Public

My Commission Expires:

11-3-2015

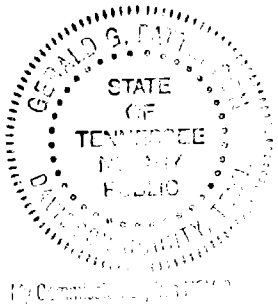


EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 29B on the Plan of Resubdivision Parts of Lot Nos. 28 and 29 as shown on the Plan of Battery Park Subdivision, of record in Book 1130, page 103, as of record in Plat Book 4885, page 74, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Louis Hudson Roberts by quitclaim deed dated August 28, 1985 from Cully A. Cobb, Jr., Executor of the Estate of Lois Hudson Cobb of record in Book 6861, page 326, and by quitclaim deed from Mary Elizabeth Todd Roberts of record in Instrument No. 20020227-0024798, Register's Office for Davidson County, Tennessee.

INCLUDED IN THE ABOVE DESCRIBED PROPERTY BUT EXPRESSLY EXCLUDED THEREFROM is that property condemned by Order of Possession in Instrument No. 20120521-0043578, and vested in the State of Tennessee by Consent Judgment and Final Decree in Instrument No. 20120827-0076698, said Register's Office, more particularly described as follows:

Beginning at the point of intersection of the existing north margin of Battery Lane and the east boundary of the Wesley Hayes Roberts property, said point of intersection being 30.14 feet left of Battery Lane proposed centerline station 90+61.09; thence with said boundary north 24 degrees 47 minutes 20 seconds east 18.95 feet to a point, said point being 48.13 feet left of Battery Lane proposed centerline station 90+67.04; thence with the proposed northeast margin of said road south 54 degrees 54 minutes 13 seconds east 37.55 feet to a point, said point being 30.14 feet left of Battery Lane proposed centerline station 91+00.00; thence with said existing margin westerly 39 feet, more or less, to the point of beginning, containing 350 square feet.

This conveyance is made subject to:

1. Taxes for the year 2014, a lien, but not yet due and payable. Map and Parcel No. 131 120 06000.
2. All matters appearing on the Plan of record as Book 4885, page 74, Register's Office for Davidson County, Tennessee.
3. Easements and the rights of the public, if any, across that portion of subject property which was closed by the council of the Metropolitan Government of Nashville and D. C. T. Countcil Bill No. 75-28, in the County Court Clerk's Office for Davidson County, Tennessee.
4. Easements as set out in the Order of Possession of record in Instrument No. 20120521-0043578, Register's Office for Davidson County, Tennessee.
5. Easement for the flow of the West Fork Browns Creek across the subject premises.

True Copy Certification

I, Elizabeth J. Smith, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Elizabeth J. Smith

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a notary public for this county and state, Elizabeth J. Smith, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My commission expires

