WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140047161 DEEDWARR
Recvd: 07/02/14 10:45 2 pgs
Fees:13.00 Taxes:536.50
20140702-0058161

KIMBRA SPANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JUNE, 2014.

Notary Public

MY COMMISSION EXPIRES: 3/4/15
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lucas C. Carpenter James C. Carpenter	Magna Bank	08301002200
(NAME) 1004 West McKennie Avenue	(NAME) 6525 Quail Hollow	
(ADDRESS) Nashville, TN 37206	(ADDRESS) Memphis, TN 38120	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **Sheila V. Williams – Martin, unmarried**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Lucas C. Carpenter and James C. Carpenter, as tenants in common with rights of survivorship**, 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:

A certain tract or parcel of land in Davidson County, Tennessee, described as being the Westerly part of Lot No. 8 and the Easterly part of Lot No. 7 of Block "A" on the map of Tim H. Moore's subdivision of Lots Nos. 2, 3 and parts of Lots Nos. 4 and 5 in A. W. Johnson and G. P. Smith's subdivision as of record in Book 332, Page 107, Register's Office for said County, being Lot No. 2 on the unrecorded plan of J. H. Cherry's Subdivison of Lots Nos. 6, 7 and 8 of Block "A" in Tim H. Moore's Subdivision, described according to a survey made by Lewis D. Justice, surveyor, September 20, 1949, as follows:

Beginning at a point on the Southerly margin of McKennie Avenue 110 feet Easterly from the Southeast corner of McKennie Avenue and Laurent Avenue; thence with the Southerly margin of said McKennie Avenue, Eastwardly 55 feet to a point; thence Southwardly 194.7 feet to a point on the Northerly margin of a 12 foot alley; thence with the Northerly margin of said 12 foot alley; Westwardly 38.7 feet to a point; thence Northwardly 54.9 feet to a point; thence Westwardly 16.3 feet to a point; thence Northwardly 139.8 feet to the beginning.

Being the same property conveyed to Latony L. Martin and wife, Sheila V. Williams Martin by Warranty Deed dated 03/28/2002 from Victory R. Gentry and wife, Johnnie M. Gentry of record in Instrument 200204040040822, Register's Office for Davidson County, Tennessee and further conveyed to Sheila V Williams Martin by Quit Claim Deed dated 04/28/2002 from Latony L. Martin, married of record in Instrument 200309240141275, Register's Office for Davidson County, Tennessee

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☒ property, known as **1004 West McKennie Avenue, Nashville, TN 37206**

(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 GRANTEES, their heirs and assigns forever; and we do 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 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 hand this 30th day of June, 2014.

Sheila V. Williams - Martin

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sheila V. Williams - Martin, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 30TH DAY OF JUNE, 2014.

Commission expires:

7-6-15

Notary Public