BILL GARRETT, Davidson County
Trans:T20140084053 DEEDWARR
Recvd: 11/06/14 15:15 2 pgs
Fees:13.00 Taxes:647.50
20141106-0102748

Warranty Deed

STEVEN T. MORRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires July 3, 2017	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $175,000.00. Affiant Subscribed and sworn to before me, this the 31st day of October, 2014. Notary Public My commission expires: 7-3-17

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Brad Grubbs	SWBC Mortgage Corporation	
2019 Greenwood Avenue	9311 San Pedro Ave, Suite 100	08303005400
Nashville, TN 37206	San Antonio, TX 78216	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **GREGORY S. CARPENTER, UNMARRIED, AND JULIA C. CARPENTER, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BRAD GRUBBS, A SINGLE MAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 2 on the Plan of Sharp & Horn's 5th Addition to Nashville of record in Plat Book 161, Page 173, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Gregory S. Carpenter, married by deed from Donna J. Long, married of record in Book 9785, page 486, Register's Office for Davidson County, Tennessee, dated August 30, 1995 and recorded on September 6, 1995.

Gregory S. Carpenter and Julia Carpenter were divorced, the proceedings recorded at Instrument No. 20140610-005364 and Circuit Court Docket 12D-51.

Being the same property conveyed to Gregory S. Carpenter and Julia C. Carpenter by deed from Gregory S. Carpenter of record in Instrument No. 20140425-0035129 Register's Office for Davidson County, Tennessee, dated April 14, 2014 and recorded on April 25, 2014.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 2019 Greenwood Avenue, Nashville, TN 37206.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 31st day of October, 2014.

Gregory S. Carpenter

Julia C. Carpenter

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Gregory S. Carpenter and Julia C. Carpenter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 31st day of October, 2014.

Notary Public

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017