39-B

BILL GARRETT, Davidson County
Trans: T20150004186 DEEDWARR
Recvd: 01/16/15 13:01 3 pgs
Fees: 18.00 Taxes: 283.05
20150116-0004875

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration or value, whichever is greater, for this transaction is $76,500.00

Subscribed and sworn to before me, this the 2 day of January, 2015.

KENNETH M. BELL NOTARY PUBLIC AT LARGE DAVIDSON CO.

Notary Public

My Commission Expires: 5-8-17

THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203

Address New Owner:	Map-Parcel Number:	Send Tax Bills To:
Craig Carnley Courtney Carnley 6040 WOODLAND HILLS DR NASHVILLE, TN 37211	071-12-0-147.00	Same as New Owner

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **RWL PROPERTIES, LLC,** (referred to hereinafter as "Grantor"), hereby bargains and sells and does hereby transfer and convey unto **CRAIG CARNLEY AND WIFE, COURTNEY CARNLEY** (collectively referred to hereinafter as "Grantee"), and Grantee's successors and assigns, that certain real estate (the "Property") in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 26 on the plan of Victory Heights, of record in Book 1130, page 97, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Said Lot No. 26 fronts 60 feet on the northerly margin of Chickasaw Avenue and extends back between parallel lines 150 feet to a dead line.

Being the same property conveyed to RWL Properties, LLC by Warranty Deed from Cornerstone Home Properties, LLC, dated August 9, 2004, recorded August 19, 2004, of record in Instrument No. 20040819-0100333, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to (1) Property taxes for the year 2015, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to Grantee who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

This is improved property located at: 917 Chickasaw Avenue, Nashville, TN 37207.

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.

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

SIGNATURE ON FOLLOWING PAGE

IN WITNESS WHEREOF, Grantor has executed this Warranty Deed this 8 day of January, 2015.

GRANTOR:

RWL PROPERTIES, LLC

By: _____
Richard M. Hosto, Member

By: _____
Wendy M. Hosto, Member

STATE OF FLORIDA)

COUNTY OF Seminole)

Personally appeared before me, a Notary Public in and for said County and State, the within named by Richard M. Hosto and Wendy M. Hosto, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the Members of RWL Properties, LLC, the within named bargainor, a limited liability company, and that they as such Members, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by personally signing the name of the limited liability company, by the said Richard M. Hosto and Wendy M. Hosto as its Members.

WITNESS my hand and Notarial Seal at office this 8 day of January, 2015.

YESSICA DIAZ
MY COMMISSION EXPIRES
March 18, 2016
#EE 180553
Bonded thru
Notary Public Underwriters
NOTARY PUBLIC, STATE OF FLORIDA

_____
NOTARY PUBLIC
My Commission Expires: 03/18/2016