Davidson County	DEEDWARR
Recvd: 02/04/15 13:30	2 pgs
Fees:13.00 Taxes:1073.00	
20150204-0010590	

WARRANTY DEED

BR15-7332

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $290,000.00

Affiant

Subscribed and sworn to before me, this 30th DAY OF January, 2015.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

SELINA HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON TENN
My Comm. Expires May 5, 2015

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Allan Heritage	New Owner	
7332 River Park Drive	(NAME)	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		155-03B-013.00CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we LEROY CARPENTER AND WIFE, RITA CARPENTER, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ALLAN HERITAGE AND JESSICA HERITAGE, HUSBAND AND WIFE, hereinafter called the Grantee(s), their heirs and assigns, that 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. 13 on the Plan of River Park Estates of record in Plat Book 6250, Pages 658 and 659, as corrected in Book 6785, Page 427, 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 Leroy Carpenter and wife, Rita Carpenter by Deed from Brian P. Johnsen and Joyce Rene Koppang now known as Joyce Rene Johnsen of record in Book 9730, Page 888, Register's Office for Davidson County, Tennessee, dated June 29, 1995 and recorded on July 14, 1995.

This conveyance is subject to A) property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Book 6250, Page (s) 658 and 659, as corrected in Book 6785, Page 427, Book 6672, Page 600, supplemented in Book 7155, Page 844, and consent to addition of record in Book 6980, Pages 375 and 377, Book 7216, Page 833, Book 3819, Page 296, Book 5738, Page 824; Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 7332 River Park Drive, Nashville, Tennessee 37221
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 30th day of January, 2015.

Leroy Carpenter

Rita Carpenter

Rita Carpenter

STATE OF Tennessee
COUNTY OF Davidson

On this the 30th day of January, 2015, before me personally appeared Leroy Carpenter and wife, Rita Carpenter to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 30th day of January, 2015.

Robyn Dubray
Notary Public

My Commission Expires: 2/21/2017.

(SEAL)

ROBYN DUBRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

RETURN TO:
Homeland Title, LLC
1896 General George Patton
Franklin, TN 37067
Phone: (615)599-9959

True Copy Certification

I, Connie Buchanan, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Connie Buchanan

State of Tennessee/ County of Wilson SS:

Personally appeared before me, Shelly M. Smith, a notary public for this County and State, Connie Buchanan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Shelly M. Smith

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018