WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150056407 DEEDWARR
Recvd: 07/13/15 11:28 2 pgs
Fees:13.00 Taxes:547.23
20150713-0067773

TABATHA EDWARDS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $147,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of June, 2015.

Notary Public

MY COMMISSION EXPIRES: 11-3-15

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Monica L. Howard	Monica L. Howard	07512004900
(NAME)	(NAME)	
1112 Richard Lee Circle	1112 Richard Lee Circle	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Hermitage, TN 37076	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Melissa W. Carpenter and Billy J. Carpenter, wife and husband**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Monica L. Howard, unmarried and Sergio Plascenia, unmarried and Joyce S. Howard, unmarried, as joint tenants**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

The Land referred to herein below in situated in the County of Davidson, State of Tennessee, and is described as follows: Being Lot No. 52, on the Revised Plan of Section Four (First Revision) Meadow Tulip Grove, as recorded in Book 9700, Page 252, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more particular description of said property.

Being the same property conveyed to Melissa K. Watson, unmarried and Billy J. Carpenter, unmarried, as tenants in common by Warranty Deed dated 11/03/2006 from Emily A. Smith and Jason D. Smith (wife and husband) and Julian W. Anderson and Donna W. Anderson (husband and wife) of record in Instrument 20061129-0147524, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Billy J. Carpenter and Melissa W. Carpenter, husband and wife, as joint tenants by Quit Claim Deed dated 02/04/2014 from Melissa W. Carpenter, f/k/a Melissa K. Watson and Billy J. Carpenter, wife and husband, who acquired title as unmarried of record in Instrument 20140326-0024746, Register's Office for Davidson County, Tennessee.

Subject to the following: (1) All matters as set forth per Book 9700, Page 165, Book 9700, Page 252, said Register's Office; and, (2) Restrictive Covenants of record in Book 10100, Page 337, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 1112 Richard Lee Circle, Hermitage, TN 37076
(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/or 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/or 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 our hands this 29th day of June, 2015.

Billy J. Carpenter by Melissa W. Carpenter, Attorney-In-Fact

Melissa W. Carpenter

Melissa W. Carpenter

Billy J. Carpenter by Melissa W. Carpenter, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me MELISSA W. CARPENTER, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 29th day of June, 2015.

Notary Public
My Commission Expires: 8.14.17

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned Notary Public of the State and County aforesaid, personally appeared, Melissa W. Carpenter, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument on behalf of Billy J. Carpenter, acting as that person's agent and attorney in fact, and the said Melissa W. Carpenter acknowledged that she executed the foregoing instrument as agent and attorney in fact for Billy J. Carpenter for the purposes therein contained.

WITNESS my hand and seal, this 29th day of June, 2015.

My Commission Expires:
8.14.17

Notary Public, Tracey Trumphour - MJ

Return to:

Tennessee Nations Title
404 BNA Drive Suite 307
Nashville, Tennessee 37217

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON