ADDRESS NEW OWNER:
Steven R. Griffith
P.O. Box 1955
Mt. Juliet, TN 37121

SEND TAX BILL TO:
New Owner

MAP & PARCEL NOS.:
08108046900

BILL GARRETT, Davidson County
Trans:T20150080484 DEEDWARR
Recvd: 09/22/15 10:00 2 pgs
Fees:13.00 Taxes:851.00
20150922-0096119

This instrument prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229

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 all of which are hereby acknowledged, We, **Joseph Carpenter and Alice Carpenter** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Steven R. Griffith** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 74, as shown on the map entitled D.T. McGavock's Addition, of record in Plat Book 21, Page 7, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and legal description.

Being the same property conveyed to Joseph Carpenter and wife, Alice Carpenter, from Herman E. Carter an unmarried person, and Bonnie Wilkerson, an unmarried person, by Warranty Deed recorded on January 27, 2004, in Instrument No. 20040127-0010467, Register's Office for Davidson County, Tennessee.

This is property with a common address of **1724 5th Ave., North, Nashville, TN 37206**.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year being prorated and payment of same being assumed by the Grantees; (2) .All matters appearing on the Plan of record in Book 21, Page 7, Register's Office for Davidson County, Tennessee.

Property Conveyed "AS IS."

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and Interests thereto belonging to the said Grantees, Grantees' successors and assigns, in fee simple forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 18th day of September, 2015.

/Joseph Carpenter by Alice Carpenter Attorney in fact

Joseph Carpenter

/Alice Carpenter

Alice Carpenter

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Alice Carpenter,** with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this **18th** day of **September 2015.**

Notary Public
My Commission Expires:

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

STATE OF TENNESSEE
COUNTY OF Davidson

On this 18th day of September 2015, personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Alice Carpenter, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that s/he is the Attorney-in-Fact of Joseph Carpenter, and is authorized by her/him to execute this instrument on her/his behalf by virtue of a "Specific Durable Power of Attorney to Sell Real Property" recorded in Instrument No. 20150922-0096118 in said Register's Office.

Witness my hand and official seal at office, this 18th day of September 2015.

Notary Public
My Commission Expires: _____

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

File No. 1509-205

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $230,000.00.

Affiant

Subscribed and sworn before me this 18th day of September, 2015.

Notary Public
My Commission Expires: _____

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017