WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150088252 DEEDWARR
Recvd: 10/16/15 11:06 2 pgs
Fees:13.00 Taxes:1948.05
20151016-0105352

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$526,500.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9 DAY OF OCTOBER, 2015.

Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

THIS INSTRUMENT WAS PREPARED BY
The Closing Company Title & Escrow LLC
8005 Church Street E, Ste 201
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ROBERT AREA	Farmington Mortgage	**105-9-235.00**
(NAME)	(NAME)	
1001 CALDWELL AVENUE	2002 Richard Jones Rd 300A	
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37204	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **WILLIAM Z. CARNEY AND WIFE, JACLYN C. CARNEY** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ROBERT AREA AND WIFE, AMY AREA** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT: B. R.

Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of G. R. Huline's Subdivision of Lots Nos. 37 and 38 of Waverly Land Company's Addition to Nashville, of record in Book 421, page 163, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Included in this description but expressly excluded from this conveyance is the following property conveyed to Nashville Housing Authority by deed of record in Book 4071, page 80 and re-recorded in Book 4082, page 699, Register's Office for Davidson County, Tennessee:

Beginning at a point, said point being the southwest intersection of Tenth Avenue South, and Caldwell Avenue; thence along the westerly margin of Tenth Avenue South in a southerly direction, a distance of 18 feet, more or less, to a point; thence along a curve defined by a radius of 18 feet in northwesterly direction, a distance of 28 feet, more or less, to a point on the southerly margin of Caldwell Avenue; thence along the southerly margin of Caldwell Avenue in an easterly direction a distance of 18 feet, more or less, to the point of beginning.

Being the same property conveyed to William Z. Carney and wife, Jaclyn C. Carney by Warranty Deed from Kimberly A. Nelson and spouse, Rory Jensen, dated September 26, 2008, recorded September 30, 2008 as Instrument Number 20080930-0098999, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as **1001 Caldwell Avenue** (House Number) (Street) **Nashville, TN** (P.O. Address) (City or Town) **37204** (Postal Zip)

This conveyance is made subject to all conditions easements; and all other matters of record in the Register's Office for Davidson County Tennessee, including but not limited to (a) 2015 real property taxes have been prorated and assumed by the buyer and (b) all matters appearing on the plan of record in Book 421, page 163, said Register's Office.

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. 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 hand this 9th day of October, 2015.

William Z. Carney

Jaclyn C. Carney

ACKNOWLEDGMENT

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, of said County William Z. Carney, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 9th day of October, 2015.

Commission expires:

PAM McBROOM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAY 8, 2018

Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, of said County Jaclyn C. Carney, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 9th day of October, 2015.

Commission expires:

PAM McBROOM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAY 8, 2018

Notary Public