WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150093748 DEEDWARR
Recvd: 11/03/15 13:44 2 pgs
Fees:13.00 Taxes:1183.63

20151103-0112034

STATE OF TENNESSEE
COUNTY OF ~~Wilson~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $319,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of October, 2015.

Notary Public

MY COMMISSION EXPIRES: 10/18/16

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
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
Haley Carpenter	SWBC Mortgage Corp	072-08-O-053.00
(NAME)	(NAME)	
1605 Berrywood Road	9311 San Pedro Ave., Ste. 100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	San Antonio, TX 78216	
(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, **Rachel L. Withers and Keith J. Cawley, wife and husband**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Haley Thomas Carpenter, an unmarried man**, 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:

Land in Davidson County, Tennessee, being Lot 27 on the Plan of Geneiva Heights, of record in Plat Book 2083, Page 65, erroneously shown as Plat Book 2803, Page 65 on previous deeds, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description. Being the same property conveyed to Rachel L. Withers and Keith J. Cawley, wife and husband by Warranty Deed from Coordination Plus, LLC, a Tennessee Limited Liability Company, dated 9/13/2013 recorded 9/19/2013, of record in Instrument No. 20130919-0099016, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Rachel L. Withers and Keith J. Cawley, wife and husband by Warranty Deed from Coordination Plus, LLC, a Tennessee Limited Liability Company, dated 9/13/2013 recorded 9/19/2013, of record in Instrument No. 20130919-0099016, in the Register's Office for Davidson County, Tennessee.

Subject to: (1) All matters shown on the plat of record in Plat Book 2083, Page 65, in the Register's Office for Davidson County, Tennessee. (2) Covenants, conditions, easements and restrictions of record in Book 2204, Page 601, in the Register's Office for Davidson County, Tennessee, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin. (3) Deed of Conveyance of record in Book 2245, Page 549, in the Register's Office for Davidson County, Tennessee.

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 1605 Berrywood Road, Nashville, TN 37216

(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 30th day of October, 2015.

Rachel L. Withers

Keith J. Cawley

State of Tennessee
County of Wilson

Personally appeared before me Rachel L. Withers and Keith J. Cawley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 30th day of October, 2015.

Notary Public
My Commission Expires: 8.14.17

TRACEY TRUMPHOUR
STATE OF TENNEESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122