WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150094785 DEEDWARR
Recvd: 11/06/15 10:17 2 pgs
Fees:13.00 Taxes:946.46
20151106-0113247

R-BR-15-815

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,800.00.

Amanda Vaughn
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30th DAY OF OCTOBER, 2015.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JESSICA LASCELLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
Commission Expires OCT. 18, 2016

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Anne E. Sargeant	**Waterstone Mortgage Corp.**	
(NAME) **815 Powers Avenue**	(NAME) **N25 W23255 Paul Road**	**083-07-042.00**
(ADDRESS) **Nashville, TN 37206**	(ADDRESS) **Pewaukee, WI 3072**	
(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, I/we **HALEY T. CARPENTER, UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **ANNE E. SARGEANT, SINGLE WOMAN,** 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 Easterly part of Lot No. 8 on the Plan of Subdivision of Robert E. Powers' Lands of record in Plat Book 421, Page 56, in the Register's Office for said County.

Said part of said Lot No. 8 fronts 50 feet on the Westerly side of Powers Avenue and runs back between lines, 100.5 feet on the Northerly line and 111.5 feet on the Southerly line, to a dead line in the rear, measuring 52 feet more or less thereon.

Being the same property conveyed to Haley T. Carpenter, an unmarried man by Quitclaim deed from Julia A. Stanley, a single person of record in Instrument No. 20140402-0027200 Register's Office for Davidson County, Tennessee, dated March 26, 2014 and recorded on April 02, 2014.

This conveyance is subject to:
- Taxes for the year 2015 and subsequent.
- Matters shown on the Plan of record in Plat Book 421, Page 56, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **815 Powers Avenue, Nashville, Tennessee 37206**.

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 the 30th DAY OF OCTOBER, 2015.

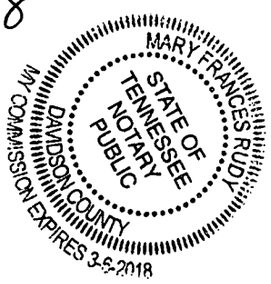
Haley T. Carpenter

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HALEY T. CARPENTER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

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

Notary Public
My Commission Expires: 3-6-18
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. MTS-20666