WHEN RECOREDED MAIL TO:
FNC TITLE SERVICES, LLC
1300 PICCARD DRIVE
ROCKVILLE, MD 20850
20151-144
INSTRUMENT WAS PREPARED BY:
GEORGE R. ARRANTS JR., ATTORNEY AT LAW
800 S. GAY STREET, STE 2500
KNOXVILLE, TN 37929

Davidson County DEEDWARR
Recvd: 01/26/16 14:46 4 pgs
Fees:22.00 Taxes:0.00
20160126-0007538

WARRANTY DEED

For good consideration, I (We) **WALTER H. CARVER AND WIFE, DEBORAH J. CARVER**, hereby bargain, deed and convey to **WALTER H. CARVER**, the following described land in DAVIDSON County, free and clear with WARRANTY COVENANTS' to wit:

A CERTAIN REAL ESTATE IN DAVIDSON COUNTY, TENNESSEE, AS FOLLOWS:

BEING LOT NO. 174 ON THE PLAN OF SECTION C-1 AND PART OF SECTION C, VILLAGE OF OLD HICKORY, OF RECORD IN BOOK 1424, PAGE 130, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 174 FRONTS 86.0 FEET ON THE EASTERLY MARGIN OF BRYAN STREET AND EXTENDS BACK BETWEEN PARALLEL LINES 60.7 FEET TO A DEAD LINE.

BEING THE SAME PROPERTY CONVEYED TO WALTER H. CARVER AND WIFE, DEBORAH J. CARVER BY WARRANTY DEED FROM JAMES L. DENSON AND LOLA J. DENSON, DATED NOVEMBER 21, 1986 AND RECORDED DECEMBER 5, 1986 AT BOOK 7061, PAGE 369, RODCT.

APN: 053 03 0 080.00

Property Address: 1407 BRYAN STREET, OLD HICKORY, TN 37138

Grantors, for themselves and their heirs, hereby covenants with Grantee, his successors, heirs and assigns, that Grantor is lawfully seized in fee simple of the above-described premises; that it has a good right to convey; that the premises are free from all encumbrances except those of record; that Grantors and their successors, heirs, and all persons acquiring any interest in the property granted, through or for Grantors, will, on demand of Grantee, or its heirs or assigns, and at the expense of Grantee, its heirs or assigns, execute and instrument necessary for the further assurance of the title to the premises that may be reasonably required; and that Grantor and its heirs and assigns will forever warrant and defend all of the property so granted to Grantee, its heirs and assigns, against every person lawfully claiming the same or any part thereof.

WITNESS the hands and seal of said Grantors this 17 day of January 2016.

WALTER H. CARVER

DEBORAH J. CARVER

STATE OF TENNESSEE)
)SS.
COUNTY OF Davidson)

On this 17 day of January 2016, before me personally appeared **WALTER H. CARVER AND DEBORAH J. CARVER**, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledge that he/she (they) executed the same for the purposes therein contained as his/her (their) free act and deed.

(Seal)



Notary Public
My Commission Expires: May 8, 2017

BILL GARRETT
REGISTER OF DEEDS

www.nashville.gov/rod

PO Box 196398
Nashville, TN 37219-6398
(615) 862-6790 phone
(615) 880-2039 fax

The following oath of consideration is required on all deeds transferring property:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater for this transfer is $__0__.

Walter H Carver
Affiant

Subscribed and sworn before me, this 17 day of January, 2016.

Notary

THOMAS D. LARSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires May 8, 2017

True Copy Certification

I, MELINDA ALBAN, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Melinda Alban
Signature

State of MARYLAND

County of MONTGOMERY

Personally appeared before me, Stacy A. Casey, a notary public for this county and state, Melinda Alban who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Stacy A. Casey
Notary's Signature

My Commission Expires: 4/20/17
Notary' Seal (if on paper)

Stacy A. Casey
NOTARY PUBLIC
Baltimore County, Maryland
My Commission Expires 4/20/17