Commitment Number: 15323812

After Recording, Send To:

Boston National Title LLC
Recording / Policy Dept
129 W Trade St., 9th Floor
Charlotte NC 28202

Davidson County DEEDWARRSP
Recvd: 02/24/16 09:34 4 pgs
Fees:22.00 Taxes:0.00
20160224-0017433

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.

**New Property Owner/Mail Tax Statements To:**
**John J Carpenter** and **Molly Thibodeau Carpenter**, 1020 W Eastland Avenue, Nashville, TN 37206

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER**
**083-05-0-114.00**
**Exempt from recordation tax. Tenn. Code Sec. 67-4-409 (a)(3)(A)(i)**

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## SPECIAL WARRANTY DEED

**John J. Carpenter** married to **Molly Thibodeau Carpenter**, hereinafter grantor, for $0.00 (Zero Dollars and no cents) in consideration paid, grants with covenants of limited warranty to **John J. Carpenter** and **Molly Thibodeau Carpenter**, husband and wife, as tenants by the entireties, hereinafter grantees, whose tax mailing address is **1020 W Eastland Avenue, Nashville, TN 37206**, the following real property:

**The following described tracts or parcel of land situated in Davidson County, Tennessee, to wit: Being Lot No. 11 in the re-subdivision of part of Block "F" in the Eastwood Addition, a plan of said re-subdivision being of record in Book 421, page 20, Register's Office for Davidson County, Tennessee. Said Lot No. 11, fronts 50 feet on the southerly side of Jackson Street or Eastland Avenue and runs back between parallel lines, 170 feet, more or less, on the westerly line and 172 feet, more or less, on the easterly line to an alley.**

**Tax ID #083-05-0-114.00**

**Being that parcel of land conveyed to John J. Carpenter from Richard T. Carpenter by that deed dated 2/15/2013 and recorded 2/22/2013 in deed Document No. 20130222-0017976, of the Davidson County, TN public registry.**
**Property Address is: 1020 W Eastland Avenue, Nashville, TN 37206**

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

Executed by the undersigned on February 17th, 2016:

**John J. Carpenter**

**Molly Thibodeau Carpenter**

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on Feb 17, 2016 by **John J. Carpenter** and **Molly Thibodeau Carpenter** who are personally known to me or have produced Driver's License as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.

STEVEN W NORDSTROM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Public

Maximum principal indebtedness for Tennessee recording tax purposes is 0.
(On amendments or modifications, enter ONLY the amount of INCREASE, if any.)

State of Tennessee
County of Davidson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is 0, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 17th day of February, 2016.

Affiant

John J. Capatch
Print Name

(Seal)

Steven W. Nordstrom
Notary Public

My commission expires:

10/31/17

Steven W. Nordstrom
Print Name

STEVEN W NORDSTROM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

# True Copy Certification

I, Amy Carlson, 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.

Signature

State of North Carolina

County of Mecklenburg

Personally appeared before me, Natalie T. Fisher, a notary public for this county and state, Amy Carlson who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: March 20, 2019

Notary' Seal (if on paper)

NATALIE T. FISHER
NOTARY
MY
COMMISSION EXPIRES
3/20/2019
PUBLIC
MECKLENBURG COUNTY, NC