BILL GARRETT, Davidson County
Trans:T20160023361 DEEDWARR
Recvd: 03/22/16 14:17 2 pgs
Fees:13.00 Taxes:4995.00
20160322-0027190

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 16036781** JILL CONNORS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires JUNE 21, 2016	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $1,350,000.00. Lara J Miller Affiant Subscribed and sworn to before me, this 21st day of March, 2016. Jill Connors Notary Public My Commission Expires: 6-21-16

WARRANTY DEED

Address New Owner: SJ Carpenter Revocable Trust 4406 IROQUOIS AVE Nashville TN 37205-3832	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 130-03-0-015.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Anna R. Hemnes, married**("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Stephanie J. Carpenter, Trustee of the SJ Carpenter Revocable Trust**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, TN, being the Westerly 95 feet of Lot No. 14 on the Plan of a Subdivision of Lots 12 & 13 & Resubdivision of Lots 10 & 11 of Bellemeade Plan No. 2 as of record in Plat Book 421, Page 112, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed by Quitclaim Deed from Jacob P. Schwarz and wife, Anna R. Hemnes to Anna R. Hemnes, as recorded on the 20th day of June, 2007 in Instrument No. 20070620-0073790 and Warranty Deed from Ronald E. Pruitt, married to Jacob P. Schwarz and Anna R. Hemnes, husband and wife, tenants by the entirety, as recorded on the 17th day of April, 2006 in Instrument No. 20060417-0042974, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2016 and thereafter, not yet due and payable.

City of Belle Meade taxes for the year 2016 and thereafter, for tax parcel identification number 130-03-0-015.00, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SUBDIVISION OF LOTS 12 & 13 & RESUBDIVISION OF LOTS 10 & 11 OF BELLEMEADE PLAN NO. 2, as recorded in Plat Book 421, Page(s) 112.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

This is improved property located at 4406 IROQUOIS AVE Nashville TN 37205-3832

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 21st day of March, 2016.

Anna R. Hemnes
By: Mary Brooke Bonadies, Attorney in Fact

Jacob Schwarz
By: Mary Brooke Bonadies, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mary Brooke Bonadies, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-fact for Anna R.s Hemnes and Jacob Schwarz, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 21st day of March 2016.

Notary Public

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 10, 2018