WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160042373 DEEDWARR
Recvd: 05/20/16 08:41 2 pgs
Fees: 13.00 Taxes: 1850.00
20160520-0050539

G-P-16-1017-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $500,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF MAY, 2016.

Notary Public

MY COMMISSION EXPIRES: 10/18/16 (AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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)
Trevor H. Terndrup	**Legacy Home Loans, LLC**	
(NAME)	(NAME)	**081-16-0-584.00**
1017 Warren Street	**4025 Hillsboro Road, #601**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208-3133	**Nashville, TN 37215**	
(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 consideration, the receipt of which is hereby acknowledged, **CHARLES R. CARNAHAN AND PAUL F. SNIVELY, BOTH UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TREVOR H. TERNDRUP, AN UNMARRIED PERSON,** hereinafter called the Grantee(s), his/her/its/their heirs, successors 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 Lot No. 10 on the Plan of B. W. Hall's Addition to Nashville of record in Plat Book 17, Page 261, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Charles R. Carnahan and Paul F. Snively, as joint tenants with right of survivorship by Warranty deed from FMBC Investments, LLC, a Tennessee limited liability company of record in Instrument No. 20090610-0053939 Register's Office for Davidson County, Tennessee, dated June 05, 2009 and recorded on June 10, 2009.

This conveyance is subject to:
- Taxes for the year 2016 and subsequent years a lien, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 17, Page 261, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 11625, Page 280, Instrument No. 20020425-0051069, Instrument No. 20130903-0092714, Instrument No. 20130903-0092717, and Instrument No. 20150205-0010859, in the Register's Office for Davidson County, Tennessee.
- Subject to the terms of Affordability Restriction Agreement and Right of First Refusal of record in Instrument Number 20010816-0088500, in the 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: **1017 Warren Street , Nashville, Tennessee 37208-3133**.

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 18th DAY OF MAY, 2016.

Charles R. Carnahan by Paul Snively Attorney in Fact

Charles R. Carnahan by Paul Snively,
Attorney in Fact

Paul F. Snively

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHARLES R. CARNAHAN, 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 18th of May, 2016

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Commission Expires August 23, 2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PAUL F. SNIVELY, 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 18th of May, 2016.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Commission Expires August 23, 2016

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

Charles R. Carnahan being one and the same as Charles Carnahan.

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Paul F. Snively, as Attorney-In-Fact to me known to be the person who executed the foregoing instrument in behalf of Charles R. Carnahan, and acknowledged that he executed the same as the free act and deed of the said Charles R. Carnahan.

Witness my hand and official seal this 18th day of May, 2016.

Notary Public
My Commission Expires:

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Commission Expires August 23, 2016