WARRANTY DEED

JOHN GLEAVES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $226,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of July, 2016

Notary Public

MY COMMISSION EXPIRES: 3-6-18

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Tennessee Property Group, LLC	NEW OWNER	091130A00500CO
(NAME)	(NAME)	
2912 Sanderling Dr.		
(ADDRESS)	(ADDRESS)	
Fremont, CA 94555		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Gregory Lee Carpenter and Tamera Kautzky, f/k/a Tamera D. Carpenter,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Tennessee Property Group, LLC, a Tennessee limited liability company,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 5 on the Horizontal Property Regime for Haven West as shown on Exhibit "C" of the Declaration of Covenants, Conditions, and Restrictions for Haven West Townhomes, Planned Unit Development of record in Instrument Number 20090528-0045954, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description, together with an undivided interest in the common elements allocated to said Units as set forth in said Master Deed and aforesaid Declaration of Covenants, Conditions, and Restrictions for Haven West Townhomes.

Being the same property conveyed to Gregory Lee Carpenter and wife, Tamera D. Carpenter, n/k/a Tamera Kautzky by Warranty Deed from Northcutt Custom Homes, LLC a Tennessee limited liability company of record in Instrument No. 20130930-0102250, Register's office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 5940 Obrien Avenue, Nashvillle TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

BILL GARRETT, Davidson County
Trans:T20160065682 DEEDWARR
Recvd: 08/01/16 09:32 2 pgs
Fees:13.00 Taxes:836.20

20160801-0078786

Witness my/our hands this 28th day of July, 2016.

Gregory Lee Carpenter

Tamera Kautzky

State of Tennessee
County of Williamson

Personally appeared before me Gregory Lee Carpenter and Tamera Kautzky, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 28th day of July, 2016.

Notary Public _____
My Commission Expires: _____

File No.: 11118

BETH HAZELWOOD
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-20-2018