Prepared By and Return to:
Regal Title, LLC
125 N Church St
Murfreesboro, TN 37130

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is $350,000.00.

Affiant

File Number: 1604131

MELANIE HARPER
STATE OF TENNESSEE NOTARY PUBLIC
County of Rutherford

Subscribed and sworn to before me, this 3rd day of August, 2016.

Notary Public
My Commission Expires 12/6/18

BILL GARRETT, Davidson County
Trans: T20160067332 DEEDWARR
Recvd: 08/04/16 12:00 2 pgs
Fees: 13.00 Taxes: 1295.00
20160804-0080874

Warranty Deed

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Number:
New Day Homes, LLC	New Day Homes, LLC	10308011200
6841 Fountain Lane	6841 Fountain Lane	
Baton Rouge, LA 70809	Baton Rouge, LA 70809	

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Shirley Carpenter, married, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to New Day Homes, LLC, a Tennessee limited liability company, hereinafter called the Grantee(s), their successors and assigns, a certain tract or parcel of land in Davidson County, State of TN, described as follows: to-wit:

Beginning at a point in the northerly margin of West Lawn Drive (formerly West Lawn Driveway (formerly West Lawn Driveway) the common corners of Lot No. 352 & 353; thence 205.7 feet in a northeasterly direction along the common line of said lots to a point; thence 80 feet more or less in the southeasterly direction to a point; thence 80 feet more or less in the southeasterly direction to a point; thence 171.9 feet in the southwesterly direction to a point in the northerly margin of West Lawn Drive; thence 85.5 feet in a southwesterly direction along said margin of said drive to the point of beginning.

Being the same property conveyed to Shirley K. Carpenter, unmarried, by Warranty Deed from Jean D. Hernandez, a widow, dated November 2, 1989, of record in Book 7989, Page 480, Register's Office for Davidson County, Tennessee. The subject property is neither the principle residence of Grantor nor her spouse or any dependent.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is _X_improved ___unimproved property known as 4024 Westlawn Drive, Nashville, TN 37209.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

WITNESS my hand this 2nd day of August, 2016.

Shirley Carpenter

Shirley Carpenter

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Shirley Carpenter with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, TN, this 2nd day of August, 2016.

Notary Public at Large
My Commission Expires: 10/24/17

TABITHA J. KING
STATE
OF
TENNESSEE
NOTARY
PUBLIC
RUTHERFORD COUNTY