Davidson County	DEEDWARR
Recvd: 08/08/16 09:43	2 pgs
Fees:13.00 Taxes:832.50	
20160808-0081895	

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 5 day of August, 2016.

Notary Public

MY COMMISSION EXPIRES: 7-24-17
(AFFIX SEAL)

DAVID R. A. ROETGER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Main , 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Benjamin P. Pospisil	BancorpSouth Bank	083 13 0 496.00
(NAME) 1509 Shelby Ave.	(NAME) 2778 West Jackson Street, Bld C, 2nd Floor	
(ADDRESS) Nashville, TN 37206	(ADDRESS) Tupelo, MS 38801	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Twenty-Five Thousand And No/100 Dollars ($225,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Joseph Carpenter and Alice Carpenter, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Benjamin P. Pospisil, unmarried**, 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 Lot 6, as shown on the map entitled Blakemore & Parks, of record in Plat Book 57, page 151, Registers' Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Joseph Carpenter and wife, Alice Carpenter by Warranty Deed from Steven D. Biggers and wife, Kathy L. Biggers dated August 22, 2003 and recorded August 27, 2003 as Instrument No. 200308270124489, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

File Number: NAT-164673FC

unimproved ☐
This is improved ☒ property, known as 1509 Shelby Ave., Nashville, TN 37206

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, has 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.

Witness our hands this 5th day of August, 2016.

Joseph Carpenter by Alice Carpenter Attorney-in-Fact
Joseph Carpenter
by Alice Carpenter, attorney-in-fact

Alice Carpenter

STATE OF Tennessee
County OF Williamson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Alice Carpenter, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Joseph Carpenter, as Attorney-in-fact, and acknowledged that she exectued the same as the free act and deed of Joseph Carpenter, for the purposes therein contained.
Witness my hand and official seal, this the 5th of August, 2016.

Notary Public
My Commission Expires: July 24, 2017
(SEAL)

DAVID R. A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF Tennessee
County OF Williamson

I, David Roetger, a Notary Public for the County of Williamson and State of Tennessee, do hereby certify that Alice Carpenter personally appeared before me this day and acknowledged the due execution of the foregoing instrument.
Witness my hand and official seal, this the 5th of August, 2016.

Notary Public
My Commission Expires: July 24, 2017
(SEAL)

File Number: NAT-164673FC

DAVID R. A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I Anita L. Leach, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Anita L. Leach

State of Tennessee/County of Wilson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Anita L. Leach, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WARNER COUNTY

Shelly M Smith
Commission Expires
4-24-2018