THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corp. 5107 Maryland Way, Ste 115 Brentwood, TN 37027	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 271,500.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF AUGUST, 2016. Notary Public MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 9, 2018

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kelly Carver	CEDARSTONE BANK	MAP
5108 Brucewood Dr	900 WEST MAIN STREET	PARCEL 161-06-0-144.00
Nashville, TN 37211	LEBANON, TN 37087	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Fred R. Truesdale a/ka/ Ryan Truesdale and wife, Molly M. Truesdale**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kelly Carver, a married woman**

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:

Being Lot No. 250, on the plat of Huntington Park, Section II, as shown by plat of record in Plat Book 4175, Page 108, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Fred R. Truesdale and wife, Molly M. Truesdale, by Warranty Deed from Steve Widmaier, married, dated August 15, 2005, and of record in Instrument No. 20050816-0097040, Register's Office for Davidson County, Tennessee.

Fred R. Truesdale and Ryan Truesdale are one and the same person.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **5108 Brucewood Dr, Nashville, TN 37211.**

BILL GARRETT, Davidson County
Trans:T20160069412 DEEDWARR
Recvd: 08/10/16 15:23 2 pgs
Fees:13.00 Taxes:1004.55
20160810-0083371

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.

Witness our hand(s) this the 4th day of August, 2016.

Ryan Truesdale

Molly M. Truesdale

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Ryan Truesdale** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 4th day of August, 2016.

My Commission expires: 10-7-2019

LUKE KELLUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Molly M. Truesdale** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 4th day of August, 2016.

My Commission expires: 10-7-2019

LUKE KELLUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public