Davidson County DEEDWARR
Recvd: 09/02/16 09:24 3 pgs
Fees:18.00 Taxes:2867.50
20160902-0092408

	STATE OF TENNESSEE **COUNTY OF** Williamson The actual consideration or value, whichever is greater, for this transfer is **$775,000.00.** Affiant Subscribed and sworn to before me, this 31st day of August, 2016. Notary Public My commission expires: 3/3/19
(Notary Stamp)	

CASSIE LOWORN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
8119 Isabella Lane, Ste. 105, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Charlie W. Byrge, III and Kelly W. Carpenter	**Charlie W. Byrge, III and Kelly W. Carpenter**	**129-04-0-027.00**
128 Hardingwoods Place	**128 Hardingwoods Place**	
Nashville, TN 37205-3612	**Nashville, TN 37205-3612**	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Darlene Y. Nall, unmarried

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Charlie W. Byrge, III and Kelly W. Carpenter, husband and wife

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 26 on the Plan of Harding Woods of record in Plat Book 2900, Page 115, 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 Steven C. Wilson and wife, Sarah H. Wilson by Warranty deed from John R. Robinson and wife, Terrie E. Robinson of record in Instrument No. 20021001-0118938 Register's Office for Davidson County, Tennessee, dated October 01, 2002 and recorded on October 01, 2002.

And being the same property conveyed to Darlene Y. Nall by Warranty deed from Steven C. Wilson, a single person of record in Instrument No. 20150304-0018982 Register's Office for Davidson County, Tennessee, dated February 27, 2015 and recorded on March 04, 2015.

This is ☐ improved ☐ unimproved property known as **128 Hardingwoods Place, Nashville, TN 37205-3612.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee. **OR** Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 31st day of August, 2016.

Darlene Y Nall by Keith H Solomon as Attorney-in-Fact

Darlene Y. Nall by Keith H. Solomon
Her Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Keith H. Solomon** with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument on behalf of **Darlene Y. Nall** for the purposes therein contained, and who further proved to me that he is the **Attorney in Fact** for **Darlene Y. Nall** and is authorized by her to execute this instrument on her behalf.

This the 31st day of August, 2016

B Hodge

Notary Public
My Commission Expires: 10/2/17

BARBARA T. HODGE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires October 2, 2017

SolomonParks File No. 160230

SP 11/2015

True Copy Certification

I, Jamie Ivey, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, William S. Corley, a notary public for this county and state, Jamie Ivey, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 06/28/2017

WILLIAM S CORLEY
STATE OF TENNESSEE NOTARY PUBLIC
MARSHALL COUNTY