BILL GARRETT, Davidson County
Trans:T20160079374 DEEDWARR
Recvd: 09/09/16 15:31 4 pgs
Fees:23.00 Taxes:296.00
20160909-0095266

Prepared by:
Security Title & Escrow Co., LLC
Columbia, Tennessee 38402-1431

Return to Security Title & Escrow Company

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, this indenture entered into between **Will J. Carter and wife, Margaret Carter,** FIRST PARTY, which expression shall include heirs, assigns and personal representatives, and **ENERGI Homes, LLC,** SECOND PARTY, which expression shall include heirs, assigns and personal representatives.

W I T N E S S E T H:

For the consideration of the sum of TEN DOLLARS ($10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged, FIRST PARTY conveys unto SECOND PARTY the following described property:

LOCATED in the 21st Civil District of Davidson County, Tennessee and being more particularly described as follows:

See Attached Exhibit "A" for Legal Description.

BEING the same property conveyed to Will J. Carter and wife, Margaret Carter by deed dated January 2, 1974 of record in Book 4811, Page 75, Register's Office of Davidson County, Tennessee. See also quitclaim deed creating tenants by the entirety, dated April 30, 1996 of record in Book 10036, Page 521, Register's Office of Davidson County, Tennessee.

Map & Parcel: 07004010300

Property Address: 2304 Whites Creek Pike, Nashville, TN 37207

TO HAVE AND TO HOLD said real estate unto SECOND PARTY together with all rights, title, easements and appurtenances thereunto belonging, forever.

FIRST PARTY COVENANTS with SECOND PARTY that he is lawfully seized and possessed of said real estate, that FIRST PARTY has a good and lawful right to convey the same, and that it is unencumbered except for easements and/or restrictions, if any, of record in the **DAVIDSON** County, Tennessee Register of Deeds office.

FIRST PARTY FURTHER COVENANTS to forever warrant and defend the title to said real estate unto SECOND PARTY against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this conveyance has been executed on the 6TH day of **September, 2016.**

Will J. Carter

Margaret Carter

STATE OF California

COUNTY OF San Diego

Personally appeared before me, the undersigned, **Will J. Carter and wife, Margaret Carter,** with whom I am personally acquainted, and who acknowledged that **they** executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 6th day of **September, 2016.**

PLEASE SEE ATTACHED CERTIFICATE

Notary Public

My commission expires: Aug 24, 2020

STATE OF TENNESSEE - DAVIDSON COUNTY

I hereby affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is **$ 80,000.00.**

Affiant

Subscribed and sworn to before me, this 8TH day of **September, 2016.**

My commission expires:

Notary Public

NEW PROPERTY OWNERS:

ENERGI Homes LLC

2304 Whites Creek Pike

Nashville, Tennessee 37207

PERSON(S) RESPONSIBLE FOR TAXES:

SAME

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

California All-Purpose Certificate of Acknowledgment

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Diego } s.s.

On 09-06-2016 before me, P. Mehrabani, Notary Public
Name of Notary Public, Title

personally appeared WILL J. CARTER AND
Name of Signer (1)
MARGARET CARTER
Name of Signer (2)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

P. MEHRABANI
COMM. #2161074
Notary Public - California
San Diego County
My Comm. Expires Aug. 24, 2020

Signature of Notary Public

Seal

OPTIONAL INFORMATION

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached document.

Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of Warranty Deed,

containing 2 pages, and dated 09-06-16.

The signer(s) capacity or authority is/are as:

- ☐ Individual(s)
- ☐ Attorney-in-fact
- ☐ Corporate Officer(s) _____
  Title(s)
- ☐ Guardian/Conservator
- ☐ Partner - Limited/General
- ☐ Trustee(s)
- ☐ Other: _____

representing: _____
Name(s) of Person(s) Entity(ies) Signer is Representing

Additional Information

Method of Signer Identification

Proved to me on the basis of satisfactory evidence:
☐ form(s) of identification ☐ credible witness(es)

Notarial event is detailed in notary journal on:
Page # _____ Entry # _____

Notary contact: _____

Other

☐ Additional Signer ☐ Signer(s) Thumbprints(s)

☐ _____

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EXHIBIT "A"

A tract of land in the 12th, formerly the 21st, Civil District of Davidson County, Tennessee, being Lot No. 1 on the map showing division of land among the heirs of Jennie Brady, as of record in Book 161, page 97, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a stone in the center of the Whites Creek Turnpike at the southeast corner of said Lot No. 1; thence with the southerly line of said lot, south 70 degrees west 41 poles to a stone, the southwest corner of the whole tract; thence with the west line of said tract, north 1 degree east 6.66 poles to the corner of Lots Nos. 1 and 2; thence north 62 1/2 degrees east with the line between said two lots, 35 poles to the center of said turnpike with the center of said turnpike, south 34 degrees east 8.5 poles; and south 52 degrees east 3.2 poles to the beginning, containing 1.96 acres, to be the same, more or less.