Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
16-1726

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30th day of September, 2016

Notary Public
Commission Expires: 10/18/16

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans: T20160087592 DEEDWARR
Recvd: 10/05/16 10:44 2 pgs
Fees: 13.00 Taxes: 1572.50
20161005-0105086

Address of New Owner	Send Tax Bills To:	Map & Parcel
Arnold Chace 2019 Greenwood Ave Nashville, TN 37206	new owner	083-03-0-054.00

WARRANTY DEED

FOR AND IN 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, I/WE,

Julia Carpenter, an ~~unmarried~~ unmarried woman

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Arnold Chace and Charline Besnier, husband and wife

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 No. 2 on the Plan of Sharp & Horn's 5th Addition to Nashville, of record in Plat Book 161, Page 173, 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 Julia Carpenter by Quitclaim Deed from Bradley A. Grubbs (aka Brad Grubbs), dated 7/20/15 and recorded 7/20/15 in Instrument Number 20150720-0070681; and the same property previously conveyed to Brad Grubbs, a single man, by Warranty Deed from Gregory S. Carpenter, unmarried and Julia C. Carpenter, unmarried, dated 10/31/14 and recorded 11/6/14 in Instrument Number 20141106-0102748; and previously conveyed to Gregory S. Carpenter and Julia S. Carpenter by Quitclaim Deed from Gregory S. Carpenter dated 4/14/14 and recorded 4/25/14 in Instrument Number 20140425-0035129; and previously conveyed to Gregory S. Carpenter, married, by Warranty Deed from Donna J. Long, married (joined by her spouse, Robert B. Jennings, Jr.), dated 8/30/95 and recorded 9/6/95 in Book 9785, Page 486, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 2019 Greenwood 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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 30th day of September, 2016.

Julia Carpenter

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Julia Carpenter** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 30th day of September, 2016.

Notary Public
My Commission Expires: 1-13-20

CHRISTOPHER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

(Notary Seal)