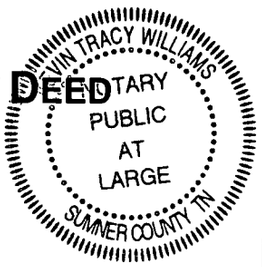
WARRANTY DEED



THIBODEAU-H16263

STATE OF Tennessee

COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $204,000.00 .

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 26th DAY OF September, 2016.

(Affix Seal) Notary Public

My Commission Expires: 07/21/2020

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
PROPERTY TITLE SERVICES, LLC
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075 (615-264-8727)

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Jean A. Thibodeau and Molly T. Carpenter and David M. Thibodeau and John J. Carpenter	John J. Carpenter	083.07-0-148.00
724 Powers Ave.	1020 West Eastland Ave	
Nashville, TN 37206	Nashville, TN 37206	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, KEVIN B. CARSON AND BROTHER, PAUL E. CARSON, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto JEAN A. THIBODEAU AND MOLLY T. CARPENTER AND DAVID M. THIBODEAU AND JOHN J. CARPENTER, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

BEING Lot No. 2 of Block "B" on the Map of Tillman Subdivision, Part One, of record in Plat Book 1130, page 29, Register's Office for Davidson County, Tennessee.

SAID Lot fronts 60.00 feet on the easterly side of Powers Avenue and runs back between parallel lines 200.0 feet to a dead line.

Being the same property conveyed to Karen Anne Carson, unmarried by Deed of record in Inst # 200210280131604, recorded 10/28/2002, Register's Office for Davidson County, Tennessee.

Karen Anne Carson died intestate on 3-19-2016. Petition and Order for Administration filed in docket #16P-997, Davidson County Probate Court, designating Kevin B. Carson as Administrator and Kevin B. Carson and Paul E. Carson as heirs at law.

( ) unimproved
This is (X) improved property known as 724 Powers Ave., Nashville, Tennessee 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 GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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.

BILL GARRETT, Davidson County
Trans:T20160092680 DEEDWARR
Recvd: 10/20/16 10:41 3 pgs
Fees:18.00 Taxes:754.80
20161020-0110916

Witness my/our hand(s) this 26th day of September, 2016 :

Kevin B Carson

Kevin B. Carson, Individually and as Administrator

Paul E Carson by Kevin B Carson

Paul E. Carson agent and atty in fact

STATE OF Tennessee

COUNTY OF SUMNER

Personally appeared before me, KEVIN TRACY WILLIAMS, a Notary Public in and for said County and State, the within named KEVIN B. CARSON AND BROTHER, PAUL E. CARSON, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Sumner County, Tennessee, this 26th day of September, 2016.

Notary Public

My Commission Expires: 07/21/2020

KEVIN TRACY WILLIAMS
NOTARY PUBLIC AT LARGE
SUMNER COUNTY TN

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named KEVIN B. CARSON, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument, individually and as Administrator of the Estate of Karen Anne Carson, for the purposes therein contained.

Witness my hand and official seal at Sumner County, Tennessee, this 26th day of September, 2016.

Notary Public

My Commission Expires:

07/21/2020

KEVIN TRACY WILLIAMS
NOTARY PUBLIC AT LARGE
SUMNER COUNTY TN

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named KEVIN B. CARSON, with whom I am personally acquainted, (or proven to me on basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of PAUL E. CARSON and who acknowledged that he executed the same as the free act and deed and as agent and attorney-in-face of the said PAUL E. CARSON for the purposes therein described.

Witness my hand and official seal at Sumner County, Tennessee, this 26th day of September, 2016.

KEVIN TRACY WILLIAMS
NOTARY PUBLIC AT LARGE
SUMNER COUNTY TN

Notary Public

My Commission Expires:

07/21/2020