This instrument prepared by:
Perrie & Associates, LLC
1616 Westgate Circle
Brentwood, TN 37027

File # 162333TN

BILL GARRETT, Davidson County
Trans:T20160099632 DEEDWARR
Recvd: 11/10/16 11:32 2 pgs
Fees:13.00 Taxes:858.40
20161110-0119066

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Foster Anders Loven 3005 Dobbs Avenue Nashville, TN 37211	Gardner Financial Services 3503 Paesanos Parkway San Antonio, Tx 78231	119-14-91

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, **Matthew T. Carter, unmarried**, hereinafter called the Grantor, has bargained and sold and by these presents does transfer and convey unto **Foster Anders Loven, unmarried and Lisa Ann Loven, married, as tenants in common with rights of survivorship,** hereinafter called the Grantees, their 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. 17 Block "A" on the Plan of Part One of Woodbine Courts, as of record in Plat Book 1130, page 39, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Matthew T. Carter, unmarried from Rhonda A. Cantrell Hutchins, unmarried by Warranty Deed dated 05/30/1997, filed for record on 06/02/1997 in Book 10474, page 233, Register's Office for Davidson County, Tennessee.

SUBJECT TO THE FOLLOWING:

1. 2017 taxes are a lien and will be the responsibility of the Grantees for payment of said taxes.
2. Subject to any and all building and zoning regulations of City, County and State.
3. Subject to any and all easements which may affect the within described property.

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 **Matthew T. Carter** does covenant with the said Grantees that he is lawfully seized and possessed of said land in fee simple and has a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND **Matthew T. Carter** further covenants and binds his 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.

This is property is known as: **3005 Dobbs Avenue, Nashville, TN 37211**.

Executed on this 28th day of October, 2016.

Matthew T. Carter

Matthew T. Carter

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of said County and State, **Matthew T. Carter**, 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 for the purposes therein contained.

Witness my hand this 28 day of October, 2016.

Notary Public

My Commission Expires: 12-17-18

ANNE-MARIE ENGLISH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $232,000.00.

Stephanie Domé
Affiant

Sworn to and subscribed to me, the undersigned, this 28th day of October, 2016.

Notary Public

My Commission Expires: 3/6/18

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.