(1)

Prepared by:

Steltemeier and Westbrook, PLLC
3326 Aspen Grove Drive, Suite 604
Franklin, Tennessee 37067

BILL GARRETT, Davidson County
Trans:T20170010265 DEEDWARR
Recvd: 02/03/17 09:49 2 pgs
Fees:13.00 Taxes:773.30
20170203-0011649

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

The actual consideration or value, whichever is greater, for this transfer is $209,000.00.

Dredra S. Walker
Affiant

Subscribed and sworn to before me this 31st day of January, 2017.

Kimbra Spann
Notary Public
My Commission Expires: 3/3/19

KIMBRA SPANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

17-0003

| Address of New Owner: | Send Tax Bills to: | Tax Information: |
|---|---|---|
| Morgan A. Carney | Provident Funding Associates L.P. | 173-09-0A |
| 7633 Leveson Way | 3390 Peachtree Road NE Ste 300 | 062.00-CO |
| Nashville, TN 37211 | Atlanta, GA 30326-1108 | |

## 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, we

**Todd Persinger and wife, Lynn Persinger,**

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

**Morgan A. Carney, a single man and Ashley K. Rideout, a single woman, as tenants in common with rights of survivorship,**

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

**Land in Davidson County, Tennessee, being Lot No. 72 on the Plan of Revision Two, Resubdivision of Lots 47, 48, 72, 73 and 63 thru 69, Section Two, Lenox Village of record in Plat at Instrument No. 20030115-0006163, 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 Todd Persinger and wife, Lynn Persinger by Warranty deed from Margaret Elizabeth Richards Stark and husband Theodore Osborn Stark, III of record in Instrument No. 20081002-0100219 Register's Office for Davidson County, Tennessee, dated September 30, 2008 and recorded on October 02, 2008.**

**This conveyance is subject to any and all restrictions and easements of record.**

This is improved property located at **7633 Leveson Way, Nashville, TN 37211.**

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 do 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 used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 31st day of January, 2017.

Todd Persinger

Lynn Persinger

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Todd Persinger and Lynn Persinger**, the bargainor(s), with whom I am personally acquainted, and who acknowledged that the within instrument was executed for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 31st day of January, 2017.

KIMBRA SPANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
State of Tennessee at Large
My Commission Expires: 3/3/19