This instrument prepared by & return to: Providence Title, LLC
25 Century Blvd, Suite 402
Nashville, TN 37214

RECORD & RETURN TO:
Midtown Title of Murfreesboro
1639 Medical Center Pkwy., Ste. 101
Murfreesboro, TN 37129
File No.: M176872

WARRANTY DEED

THIS INDENTURE made and entered into this 6th day of September, 2017, by and between John C. Jackson and Dena L. Jackson, husband and wife, party of the first part, and Matthew C. Carpenter & Sarah K. Carpenter, Husband and Wife, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

LAND in Davidson County, Tennessee, being Lot No. 235 on the plan of the Final Plat of River Trace Estates, Phase 1, Sections 4 and 5, of record in Plat Book 9700, Page 409, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description thereof.

Being all or part of the same property conveyed to John C. Jackson and Dena L. Jackson by virtue of that certain Warranty Deed dated March 31, 2010, and being of record at Instrument No. 20100407-0026085 in the Register's Office of Davidson County, Tennessee.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except for year 2017 Davidson County real property taxes, being a lien not yet due and payable and restrictions of record at Plat Book 9700,Page 409, Book 6851, Page 370 and Book 6982, Page 747 in said Register's Office, Tennessee; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

John C. Jackson

Dena L. Jackson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, John C. Jackson and Dena L. Jackson, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 6th day of September, 2017.

Notary Public

My Commission Expires: 7.5.2021

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans:T20170078824 DEEDWARR
Recvd: 09/08/17 12:31 2 pgs
Fees:13.00 Taxes:843.60
20170908-0092550

Property Owner & Address:	Matthew C. Carpenter & Sarah K. Carpenter 2952 Riverbend Dr. Nashville, TN 37214
Tax Parcel No	062020A24300CO
Property Address:	2952 Riverbend Dr. Nashville, TN 37214
MAIL TAX BILLS TO:	Franklin American Mortgage Company 6100 Tower Circle, Ste 600 Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $228,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Rachel Odom
AFFIANT

SUBSCRIBED AND SWORN TO before me this 6th day of September, 2017.

Amanda Vaughn
Notary Public

My Commission Expires: 5/5/2020

