WARRANTY DEED

Bill Garrett Davidson County
Batch# 13341 **DEEDWARR**
10/13/2017 11:49:03 AM 2 pgs
Fees: $13.00 Taxes: $1,332.00

20171013-0105205

A-BR-17-6104

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $360,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF OCTOBER, 2017.

Notary Public

MY COMMISSION EXPIRES: 2-22-2020
(AFFIX SEAL)

KRISTY HARRY
TENNESSEE NOTARY PUBLIC
My Commission Expires February 22, 2020
COUNTY OF WILSON

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Sherah Carney and David Carney	**New Owner**	
(NAME) **6104 Stillmeadow Drive**	(NAME)	**172-02-0-086.00**
(ADDRESS) **Nashville, TN 37211**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **PROMISE PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, AN UNDIVIDED 1/2 INTEREST AND QUENTON SCOTT HORTON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SHERAH M. CARNEY AND DAVID E. CARNEY, WIFE AND HUSBAND,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 91 on the Plan of Myrtlewood Estates, Section Five of record in Plat Book 6250, Page (s) 910 and 911, 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 James H. Alexander, Jr. and wife, Iva T. Alexander by Warranty deed from Hampton Construction Company, Inc. of record in Book 7103, page 136, Register's Office for Davidson County, Tennessee, dated December 18, 1986 and recorded on January 09, 1987.

Being the same property conveyed to James H. Alexander, Jr. and wife, Amy W. Alexander by Quitclaim deed from James H. Alexander, Jr. of record in Book 10902, page 15, Register's Office for Davidson County, Tennessee, dated April 17, 1998 and recorded on April 27, 1998.

Being the same property conveyed to Promise Properties, LLC, a Tennessee Limited Liability Company, an undivided 1/2 interest, and Quenton Scott Horton, an undivided 1/2 interest by Warranty deed from James H. Alexander, Jr. and wife, Amy W. Alexander of record in Instrument No. 20170822-0085828 Register's Office for Davidson County, Tennessee, dated August 21, 2017 and recorded on August 22, 2017.

This conveyance is subject to:
- Taxes for the year 2017 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 6250, Page (s) 910 and 911, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 6544, Page 915, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Sanitary Sewer and/or Storm Drainage Easement of record in Book 6489, Page 537 and Book 7464, Page 163 and Book 7358, Page 572, in the Register's Office for Davidson County, Tennessee.
- Deed of Conveyance of record in Book 7154, Page (s) 344 and 402, in the Register's Office for Davidson County, Tennessee.
- Terms, Provisions, Options, Rights of First Refusal, Covenants, Conditions, Restrictions, Easements, Charges, Assessments and Liens provided in the Covenants, Conditions and Restrictions, of record in Book 7768, Page 279, in the Register's Office for Davidson County, Tennessee.
- Easement for Sanitary Sewer/Storm Drainage of record in Book 7358, Page 610, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record as Instrument Number 20170822-0085828 in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial

status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **6104 Stillmeadow Drive, Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 11 DAY OF OCTOBER, 2017.

Promise Properties, LLC, a Tennessee Limited Liability Company, an undivided 1/2 interest

BY: _____
Sam Nuthalapaty
Sole Member

_____
Quenton Scott Horton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Sam Nuthalapaty, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the Sole Member of PROMISE PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, AN UNDIVIDED 1/2 INTEREST the within named bargainor, a limited liability company, and that he/she as such Sole Member executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 11th of October, 2017.

_____
Notary Public
My Commission Expires: _____
(SEAL)

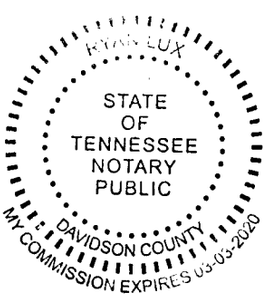


STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 11th of October, 2017.

_____
Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212