THIS INSTRUMENT PREPARED BY:

Jennifer S. Ghanem, Esq.
The Row Title & Escrow, LLC
20 Music Square West, Suite 200
Nashville, TN 37203

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $272,000.00

Brian Mitchell
Affiant

Subscribed and sworn to before me, this 10th day of November, 2017.

Notary Public
My Commission Expires: 7/2/20

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 0-1068-17-8852

Bill Garrett Davidson County
Batch# 27373 DEEDWARR
11/17/2017 11:51:53 AM 2 pgs
Fees: $13.00 Taxes: $1,006.40

20171117-0118315

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Tax Information:
Christopher David Carpenter 8652 Gauphin Pl Nashville, TN 37211	New Owner	Tax Parcel ID No. 173-09-0A-441.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **CHRISTOPHER L. BRENT, AN UNMARRIED PERSON,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **CHRISTOPHER DAVID CARPENTER, A SINGLE MAN,** ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 380, as shown on the map entitled Revision of Lots 367 through 383 and Open Space "A", Phase Six, Lenox Village, of record in Instrument No. 20050617-0069532, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to CHRIS BRENT, AN UNMARRIED PERSON, by deed from REGENT HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20060413-0042390, dated March 31, 2006, said Register's Office.

Being the same property conveyed to CHRISTOPHER L. BRENT, AN UNMARRIED PERSON AND KRISTEN LEIGH KOTTER, AN UNMARRIED PERSON, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP, by quitclaim deed from CHRIS BRENT, AN UNMARRIED PERSON, of record in Instrument No. 20090721-0068077, dated July 16, 2009, said Register's Office.

Being the same property conveyed to CHRISTOPHER L. BRENT, AN UNMARRIED PERSON, by quitclaim deed from RICK KOTTER AND MARY KOTTER, CO GUARDIANS OF KRISTEN LEIGH KOTTER, UNMARRIED, of record in Instrument No. 20150928-0098179, dated September 23, 2015, said Register's Office.

This is improved property commonly known as: **8652 Gauphin Pl, Nashville, TN 37211**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, his successors, heirs and assigns, forever.

And Grantor covenants that he has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds himself, his successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, his successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 10 day of November 2017.

CHRISTOPHER L. BRENT

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **CHRISTOPHER L. BRENT**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 10 day of November 2017.

Notary Public
My Commission Expires: 10/14/18

