Bill Garrett Davidson County
Batch# 84564 DEEDWARR
04/25/2018 11:24:05 AM 2 pgs
Fees: $13.00 Taxes: $259.00
20180425-0038962

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater is $70,000.00.

Affiant

Subscribed and sworn before me this the 23rd day of April, 2018.

Notary Public
My commission expires: 12/1/2020

JASON R. JONES STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Evette Savage, Trustee for Davidson 626 Lane Land Trust 626 Lane Drive Nashville, TN 37207	New Owner	059-11-0 246.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, JAMES W. CARNEY, JR., A SINGLE MAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to EVETTE SAVAGE, TRUSTEE FOR DAVIDSON 626 LANE LAND TRUST, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 570 on the Plan of Haynes Manor, Section 4, as of record in Book 4175, page 90, in the Register's Office for Davidson County, Tennessee, to which plan reference is here made for a complete legal description.

Being the same property conveyed to James W. Carney, Jr., and wife, Diantha Mae Carney, by deed from Cumberland Builders, Inc., dated 07/26/1990, of record in Book 8166, page 335, said Register's Office.

The said Diantha Mae Carney having since deceased on 04/11/2015 leaving James W. Carney, Jr. as sole tenant by the entirety.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 626 Lane Drive, Nashville, TN 37207.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 20th day of April, 2018.

James William Carney Jr. by Catina Marie Carney, his attorney In Fact.

James W. Carney, Jr. by Catina Marie Carney, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF Davidson

On this 20th day of April, 2018, before me, the undersigned Notary Public in and for said County and State, personally appeared Catina Marie Carney with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of James W. Carney, Jr., by Durable Power of Attorney dated March 21, 2018, and who acknowledged that she executed the same as the free act and deed of James W. Carney, Jr.

Witness my hand and official seal this 20th day of April, 2018.

My Commission Expires: 9-10-2018

Notary Public

BENJAMIN SEAMON
NOTARY PUBLIC
DAVIDSON COUNTY
TENNESSEE