RETURN To
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-43250

KYLE V. MCNEILANCE
Notary Public, State of Michigan
County of Oakland
My Commission Expires 09-02-2019
Acting In the County of Washtenaw

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $800,000.00.

Graham F Carpenter Suzanne D. Carpenter
Affiant

Subscribed and sworn to before me, this 8th day of May, 2018.

Notary Public

My commission expires:

Bill Garrett Davidson County
Batch# 91051 DEEDWARR
05/11/2018 10:09:39 AM 2 pgs
Fees: $13.00 Taxes: $2,960.00

20180511-0045262

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow
311 12th Avenue South, Nashville, TN 37203

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Sean R. LeNoue and Jennie M. LeNoue	Sean R. LeNoue and Jennie M. LeNoue	104-06-0-234.00
3201 Acklen Avenue	3201 Acklen Avenue	
Nashville, TN 37212	Nashville, TN 37212	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Graham F. Carpenter and wife, Suzanne D. Carpenter

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Sean R. LeNoue and wife, Jennie M. LeNoue

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 101 and the Easterly 1/2 of Lot 100 in the plan of R. W. Grizzard Subdivision of a part of the Bosley Land in the 26th Ward of the City of Nashville, Davidson County, Tennessee, and not of record, being further described to-wit:

Said Lot 101 and Easterly 1/2 of Lot 100 fronts 90 feet along the Southerly margin of Orient Circle and extends back between parallel lines 195 feet to an alley.

Being the same property conveyed to Graham F. Carpenter and wife, Suzanne D. Carpenter by Warranty deed from Alberta Reid Harris, a widow of record in Book 5214, page 912, Register's Office for Davidson County, Tennessee, dated October 19, 1977 and recorded on October 27, 1977.

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This is improved property known as **3201 Acklen Avenue, Nashville, TN 37212.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee. **OR** Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 8th day of May, 2018.

Graham F. Carpenter

Suzanne D. Carpenter

STATE OF MICHIGAN
COUNTY OF Washtenaw

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Graham F. Carpenter and Suzanne D. Carpenter, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 8th day of May, 2018.

Notary Public
My Commission Expires: _____

KYLE V. MCNEILANCE
Notary Public, State of Michigan
County of Oakland
My Commission Expires 09-02-2019
Acting in the County of Washtenaw

SolomonParks File No. 18-001127-528

SP 11/2015

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