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 $173,000.00.

Affiant

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

Notary Public
My commission expires: 8/1/2020

JASON R. JONES STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Stephen C. Carver 4035 Church Street Old Hickory, TN 37138	F&M Bank PO Box 451 Clarksville, TN 37041	064-05-0B 001.00

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, MUSIC CITY HANDYMEN, LLC, A TENNESSEE LIMITED LIABILTIY COMPANY, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to STEPHEN C. CARVER AND CHELSEA A. CARVER, HUSBAND AND WIFE, 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 Unit No. 4031A on the Plan of Homes at 4031 Church Street, a Horizontal Property Regime with Private Elements having been established by the Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 20171009-0103208, Register's Office for said Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Music City Handymen, LLC, by Warranty deed from Taylor William Maute and Heather Lynne Maute, Husband and Wife, dated 11/06/2017, of record in Instrument No. 20171107-0114505, said Register's Office.

(Value or consideration shown in aforementioned deed $5,000.00.)

Also being a portion of the same property conveyed to Taylor William Maute and Heather Lynne Maute, husband and wife, by deed from Adric W. Kimbrough A/K/A Adrian W. Kimbro, dated 08/15/2017, of record in Instrument No. 20170822-0085897, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 501 Bond Street, Old Hickory, TN 37138.

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.

Bill Garrett Davidson County
Batch# 132570 **DEEDWARR**
08/24/2018 10:32:22 AM 2 pgs
Fees: $13.00 Taxes: $640.10

20180824-0084071

Witness my hand this the 22 day of August, 2018.

Music City Handymen, LLC

BY: _____
Rylan Aaseby, as Authorized Representative

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Rylan Aaseby, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon HIS oath acknowledged HIMSELF to be the AUTHORIZED REPRESENTATIVE of the within named bargainor, a LLC, and that HE, as such AUTHORIZED REPRESENTATIVE, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by the said Rylan Aaseby as such AUTHORIZED REPRESENTATIVE.

Witness my hand and official seal this 22 day of August, 2018.

My commission expires: 9-10-2018

_____
Notary Public

BENJAMIN SEAMON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY