WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 7 day of September 2018

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

JAKE B. CRUM
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
My Commission Expires 04-18-2022

Karen Y Johnson Davidson County
Batch# 138371 DEEDWARR
09/10/2018 12:49:30 PM 2 pgs
Fees: $13.00 Taxes: $407.00
20180910-0089503

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Series, LLC, 541 N. Mt. Juliet Rd, Suite 2202, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Excel Builders of Tennessee	Excel Builders of Tennessee	069 04 0 117.00
(NAME)	(NAME)	
2107 Buena Vista Pike	2107 Buena Vista Pike	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218	Nashville, TN 37218	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Joyce S. Carthen, a married woman**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Excel Builders of Tennessee, a Tennessee Corporation**, hereinafter called the Grantees, their heirs and assigns, a 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. 9 on the plan of Section 2, Haynes Park Subdivision, of record in Book 4460, page 51, Register's office for said County.

Said Lot No. 9 front 82.22 feet on the southeasterly margin of Haynes Park Drive and extends back 120.14 feet on the northeasterly line and 123.93 feet on the southwesterly line to a dead line in the rear, measuring 88.62 feet thereon.

Being the same property conveyed to Joyce S. Carthen, Married by Warranty Deed from Lois Orr Jones, and husband, and Everett L. Winston dated March 30, 1998 and recorded March 31, 1998 in Book 10862, Page 940, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 124 Haynes Park Drive, Nashville, TN 37207

File Number: JAK-187026FC

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 and assigns forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, has 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 Grantees, 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 our hands this 7 day of September 2018

Joyce S. Carthen

Joyce S Carthen

STATE OF TENNESSEE

COUNTY OF ~~Wilson~~ Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Joyce S. Carthen, a married woman, the bargainor, 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, this the 7th of September, 2018.

Notary Public

My Commission Expires:

(SEAL)

JAKE B. CRUM
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
My Commission Expires 04-18-2022

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or, the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Penny Y. Ray
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Tatricia Haggard a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/6/17
Notary Seal (if on paper)

TATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05/06/2017

File Number: JAK-187026FC