Karen Y Johnson Davidson County
Batch# 151360 DEEDWARR
10/15/2018 10:49:30 AM 2 pgs
Fees: $13.00 Taxes: $551.30
20181015-0101807

WARRANTY DEED

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$149,000.00.**

Affiant

Subscribed and sworn to before me this 9 day of October, 2018

Notary Public
My Commission expires: 8/1/22
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Lane Carpenter	New Owner	049120A09900CO
903 Renaissance Court		
Chattanooga, TN 37419	,	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Solomon Robinson, unmarried**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Lane Carpenter**, his heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 9 on the Plan of Prestwick Place, in record in Instrument Number 20040723-0088164, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Solomon Robinson and wife, Helen B. Robinson from Ricky Earps by Warranty Deed on November 1, 2004, of record in Instrument Number 20041102-0131624, Register's Office for Davidson County, Tennessee. Further conveyed to Solomon Robinson from Helen Bailey Robinson by Quitclaim Deed on December 5, 2007, of record in Instrument Number 20080116-0004949, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2019 and subsequent years, plus any penalties and interest which may accrue which are not yet due and payable.
- Subject to all matters as shown on the Plan of record in Instrument Number 20040723-0088164, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Instrument Number 20040831-0104880, Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument Number 20040831-0104875, Register's Office for Davidson County, Tennessee.

This is improved property known as: **1708 Shorecrest Point, Whites Creek, TN 37189**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 October 9, 2018.

Solomon Robinson

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Solomon Robinson** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this October 9, 2018

Notary Public

My commission expires 11-5-2018

CARL E. DUNPHY, II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

I, Andy Maloney, 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.

Signature

State of TN
County of Davidson

Personally appeared before me, Hal E. Wilson, III, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 7/8/19

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY