WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Robert L. Scruggs, Attorney, 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$ 595,000.00** .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of January, 2019.

Notary Public
COMMISSION EXPIRES: 1/6/20

(Affix Seal)

(BLANK FOR REGISTER'SOFFICE ENDORSEMENT)

Karen Y Johnson Davidson County
Batch# 183691 **DEEDWARR**
01/14/2019 03:32:45 PM 2 pgs
Fees: $13.00 Taxes: $2,201.50

20190114-0003729

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Lawrence Rand Carpenter and Selena McCoy Carpenter	First National Bank of Middle TN	117-15-0-149
(NAME)	(NAME)	
1608 Green Hills Drive	200 East Main Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	McMinnville, TN 37110	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, we, **Robert E. Wood and Karen R. Wood, husband and wife, and Donna Bentley,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Lawrence Rand Carpenter and Selena McCoy Carpenter, husband and wife,,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS 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. 5 and the west half of Lot No. 4 on the Map of Green Hills Subdivision No. 2, as of record in Book 547, page 139, Register's Office for Davidson County, Tennessee, and further described as follows:

Said Lot No. 5 and part of Lot No. 4 adjoin and front together 112.5 feet on the north side of Green Hills Avenue and run back between parallel lines 150 feet to a dead line.

Being the same property conveyed to Robert E. Wood and Karen R. Wood, husband and wife, as tenants by the entireties as to a 60% undivided interest, and Donna Bentley, as to a 40% undivided interest by Warranty Deed dated from Robert E. Wood, Executor of Estate of Geraldine Carey, recorded October 3, 2016, in Instrument Number 20161003-0103940, in the Official Records of Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

Unimproved ___
This is Improved X property, known as 1608 Green Hills Drive Nashville TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (State) (Postal Zip)

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 6-VRES 18-1608

File No.: 703-18
Warranty Deed Individual LES rev. 06-2018

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 assigns forever; and we do covenant with the said GRANTEES that we 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; 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, successors 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 11th day of January, 2019.

Robert E. Wood

Karen R. Wood

Donna Bentley

State of Tennessee

County of Davidson

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared **Robert E. Wood, Karen R. Wood, and Donna Bentley,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument as their free act and deed for the purposes therein contained.

WITNESS my hand and seal this 11th day of January 2019.

Notary

Commission Expires: _____

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires March 8, 2021