Karen Johnson Davidson County
Batch# 201846 DEEDWARR
03/05/2019 08:37:30 AM 3 pgs
Fees: $18.00 Taxes: $839.90
20190305-0019808

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #19-1058

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **William Carper, married**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **William J. Hyman, a single man**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Tract 1:
Land in Davidson County, Tennessee, being Lot No. 117, on the Plan of Section 2, , Urbandale, as shown on plat of record in Plat Book 1835, page 82, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Said lot No. 117 fronts 56.83 feet on the easterly side of Hite Street, and extends back 126.3 feet on the northerly line and 128 feet on the southerly line, to a dead line, measuring 45 feet thereon.

Tract 2:
Land in Davidson County, Tennessee, previously acquired according to Metropolitan Bill No. 68-593 and being part of parcels 82-82-56 and 411 of Map 91-10 to wit: Extending thye Southeasterly line of Lot 117, Section 2 of Urbandale Subdivision from the dead line in the rear and presently owned by Grantees in a straight line across Richland Creek to intersect with the property belonging to J.D. Kirby, et ux, and extending the Northwesterly line of Grantee property line from the dead line straight back to intersect with the property line of land belonging to J.D. Kirby, et ux.

Being the same property conveyed to William Carper, a single man by deed from Lori S. Meadows, dated August 16, 2017, of record in Inst. No. 20170818-0085065, Register's Office for Davidson County, Tennessee. The Grantor is now married to Carlyn Carper who joins in this conveyance to convey any and all marital interest in subject property.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 720 Hite Street, Nashville, TN 37209.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 28 day of February, 2019.

William Carper

Carlyn Carper

State of Missouri)
County of Johnson)

On this 28 day of February, 2019, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named William Carper and Carlyn Carper, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

JEREMY J VAN WEY
Notary Public – Notary Seal
Johnson County – State of Missouri
Commission Number 18703423
My Commission Expires Feb 6, 2022

My Commission Expires: 2/6/22

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 227,000.00.

Affiant

Sworn and subscribed before me on this the 1st day of March, 2019.

Notary Public

Sondra Brown
State of Tennessee Notary Public
Davidson County

My Commission Expires: 3/3/2020

NEW OWNER:
William Hyman
720 Hite Street
Nashville, TN 37209

RESPONSIBLE FOR TAX PAYMENT:
Wilson Bank & Trust
1436 W Main St.
Lebanon TN 37087

TAX MAP-PARCEL #:
091-10-0-110.00

COMPASS
LAND TITLE

TRUE COPY CERTIFICATE

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 12/18/22

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY