WARRANTY DEED

Karen Johnson Davidson County
Batch# 215731 DEEDWARR
04/09/2019 12:45:33 PM 2 pgs
Fees: $13.00 Taxes: $1,718.65

20190409-0032305

Y-CP-19-1009B

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $464,500.00.

Callie Walters
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF APRIL, 2019.

Katherine Goodson
Notary Public

MY COMMISSION EXPIRES: January 3, 2023
(AFFIX SEAL)

KATHERINE GOODSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Lauren Carpenter and Christopher Carpenter	Pinnacle Bank	
(NAME)	(NAME)	
1009 B Calvert St	150 3rd Avenue South, Suite 1000	**061-07-0A-002.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Nashville, TN 37201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **LAWRENCE H. HART AND WIFE, MARY JANE HART AKA MARI JANE HART AKA MARIJANE HART,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LAUREN CARPENTER AND CHRISTOPHER CARPENTER, WIFE AND HUSBAND,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Land in Davidson County, Tennessee, being Unit B, Homes at 1009 Calvert, as shown in the Declaration of Covenants, Conditions and Restrictions for Homes at 1009 Calvert of record in Instrument Number 20170117-0004652, as amended in Instrument No. 20190313-0023074, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a part of the same property conveyed to Lawrence H. Hart by Warranty deed from Lindsey Hart Manolache of record in Instrument No. 20160121-0006370, as corrected by Scrivener's Affidavit of record in Instrument No. 20160513-0047817 Register's Office for Davidson County, Tennessee, dated July 2, 2013 and recorded on January 21, 2016.

Mary Jane Hart aka Mari Jane Hart aka Marijane Hart joins in said deed to convey her marital interest.

Subject property was never said grantor's primary residence.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 547, Page 78, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20170117-0004652, as amended in Instrument No. 20190313-0023074, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1009 B Calvert St, Nashville, Tennessee 37216**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 8th DAY OF APRIL, 2019.

Lawrence H Hart by Attorney in Fact

Lawrence H. Hart by Jason Hamilton Hart, Attorney-In-Fact

Mary Jane Hart aka Mari Jane Hart aka Marijane Hart

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JASON HAMILTON HART, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of LAWRENCE H. HART, and who acknowledged he/she/they executed the same as the free act and deed of the said LAWRENCE H. HART.

Witness my hand and official seal, this the 10th of April, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

HENRY MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-06-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARY JANE HART AKA MARI JANE HART AKA MARIJANE HART, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 10th of April, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

HENRY MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-06-2022

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212