Karen Johnson
Batch# 218657
04/16/2019 03:32:53 PM
Fees: $13.00 Taxes: $1,073.00

Davidson County
DEEDWARR
2 pgs

20190416-0034983

WARRANTY DEED

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2022

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $290,000.00

Affiant

Subscribed and sworn to before me, this the 8th day of April, 2019.

Carmen Coats
Notary Public

My commission expires: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Megan McGuire **Shane McGuire**	SUMMIT FUNDING, INC	**Map 083-08-0 Parcel 252.00**
956 Dalebrook Lane	2241 HARVARD ST, STE 200	
Nashville, TN 37206	SACRAMENTO, CA 95815	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Lauren H. Carpenter and Christopher S. Carpenter, wife and husband

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

MM
SM

Megan McGuire and Shane McGuire, WIFE AND HUSBAND

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. 20 on the Plan of Phase One, Rosebank Meadows, of record in Plat Book 9700, Page 531, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Lauren H. Carpenter and Christopher S. Carpenter, wife and husband, by Deed dated July 16, 2012 from Jon M. Lillard, unmarried, of record in Instrument No. 20120719-0063466, Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to the following: (1) The Plan of record as shown in Plat Book 9700 Page 521, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Restrictive Covenants contained in instrument of record in Book 10775, Page 805, said Register's Office. (3) Declaration of Covenants, Conditions and Restrictions for Rosebank Meadows Subdivision, of record in Instrument No. 20011126-0128275, Register's Office for Davidson County, Tennessee. (4) Right of way to a grave as stated in the Deed in Book 1236, Page 217. (5) Right of Way for Rosebank Avenue in Book 2739, Page 623. (6) Easement for TVA transmission on line as stated in the Deed in Book 10288, Page 290 and on Plat Book 6200, Page 899. (7) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved (__x__) Unimproved (____) property, known as **956 Dalebrook Lane, Nashville, TN 37206**

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 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 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 **8th** day of **April, 2019.**

Lauren H. Carpenter

Christopher S. Carpenter

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Lauren H. Carpenter and Christopher S. Carpenter,** the within named sellers, 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 for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **8th** day of **April, 2019.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 1/17/21