THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 190420246

Karen Johnson Davidson County
Batch# 238232 **DEEDWARR**
06/04/2019 09:07:01 AM 2 pgs
Fees: $13.00 Taxes: $6,354.75

20190604-0052917

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $1,717,500.00.

Affiant

Subscribed and sworn to before me, this 31st day of May, 2019.

Notary Public
My Commission Expires:

WILLIAM T CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 08, 2022

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Harold Ray Carpenter and Leslie Carpenter 824 Redwood Drive Nashville TN 37220	New Owner	Tax Parcel ID No. 16002001200

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **John A. Ingrassia, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Harold Ray Carpenter and Leslie Carpenter, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 11 on the plan of FOREST ACRES SUBDIVISION, SECTION 2, as shown by plat of record in Plat Book 1424, Page 17, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to John A. Ingrassia by Warranty Deed from C. Matthew Followill, married, recorded on the 29th day of January, 2013 in Instrument No. 20130129-0009025, in the Register's Office of Davidson County, Tennessee.

Said property was never primary marital residence of Grantor.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.
Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of FOREST ACRES SUBDIVISION, SECTION 2, as recorded in Plat Book 1424, Page(s) 17.

This is improved property located at 824 Redwood Drive Nashville TN 37220

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 31st day of May, 2019.

John A. Ingrassia

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, John A. Ingrassia, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of May, 2019.

Notary Public

WILLIAM T CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022