This Instrument Prepared by and Return to:
**Bell & Alexander Title Services, Inc.**
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater is $399,900.00.

Affiant

Subscribed and sworn before me this the 27 day of August, 2019.

Notary Public
My commission expires: 11.8.21

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires

Karen Johnson Davidson County
Batch# 284769 DEEDWARR
09/12/2019 11:53:30 AM 3 pgs
Fees: $18.00 Taxes: $1,479.63
20190912-0092495

# WARRANTY DEED

| Address of New Owner: | Send Tax Bill to: | Tax Information: |
|---|---|---|
| Stephen R. Eddings and Paula E. Eddings<br>2134 Kirkwall Drive<br>Nolensville, TN 37135 | New Owner | 187-09-0A 278.00 |

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, BRIAN M. CARPENTER AND SHERRI L. CARPENTER, TRUSTEES OF THE BRIAN AND SHERRI CARPENTER LIVING TRUST DATED AUGUST 15, 2017, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to RACHEL ELAINE EDDINGS, UNMARRIED AND STEPHEN RAY EDDINGS AND PAULA EDDINGS, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 278, as shown on the plan of Burkitt Village, Phase One, Section Two, of record as Instrument No. 20141002-0090861, Register's Office for Davidson County, Tennessee, to which plat reference is hereby given for more complete details.

Being the same property conveyed to Brian M. Carpenter and Sherri L. Carpenter, Trustees of the Brian and Sherri Carpenter Living Trust dated August 15, 2017, by deed from Brian M. Carpenter and wife, Sherri L. Carpenter, dated 08/15/2017, of record in Instrument No. 20170830-0089260, said Register's Office.

Also being the same property conveyed to Brian M. Carpenter and wife, Sherri L. Carpenter by deed from Regent Homes, LLC, a Tennessee Limited Liability Company, dated 04/06/2016, of record in Instrument No. 20160408-0033944, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 2134 Kirkwall Drive, Nolensville, TN 37135.

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/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 21 day of August, 2019.

The Brian and Sherri Carpenter Living Trust dated August 15, 2017

By: _____, Trustee

Brian M. Carpenter, Trustee

Sherri L. Carpenter, Trustee

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Brian M. Carpenter, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon Her oath acknowledged herself to be the TRUSTEE of the within named bargainor, The Brian and Sherri Carpenter Living Trust dated August 15, 2017, and that she, as such TRUSTEE, executed the foregoing instrument for the purposes therein contained by signing the name of The Brian and Sherri Carpenter Living Trust dated August 15, 2017 by the said Brian M. Carpenter as such TRUSTEE.

Witness my hand and official seal this 21 day of August, 2019.

My commission expires: 9/18/22

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 18, 2022

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Sherri L. Carpenter, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon Her oath acknowledged herself to be the TRUSTEE of the within named bargainor, The Brian and Sherri Carpenter Living Trust dated August 15, 2017, and that she, as such TRUSTEE, executed the foregoing instrument for the purposes therein contained by signing the name of The Brian and Sherri Carpenter Living Trust dated August 15, 2017 by the said Sherri L. Carpenter as such TRUSTEE.

Witness my hand and official seal this 21 day of August, 2019.

My commission expires: 9/18/22

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 18, 2022

# True Copy Certification

I, Connie Taylor, do hereby make oath that I am a licensed attorney and/or 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.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Greg Fairbetter, a notary public for this county and state, Connie Taylor who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11/08/2021

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

Broker Title & Escrow, LLC
1404 17th Ave S
Nashville, TN 37212