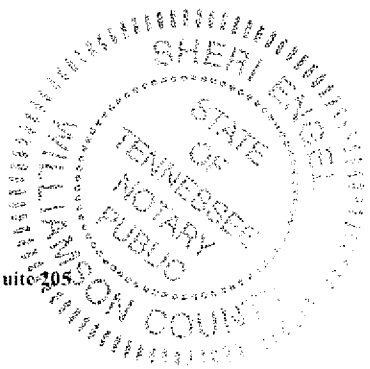


Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $260,000.00

Affiant

Subscribed and sworn to before me this 18th day of September, 2019.

Notary Public
My commission expires: January 5, 2020

Karen Johnson Davidson County
Batch# 287914 DEEDWARR
09/18/2019 02:58:30 PM 4 pgs
Fees: $23.00 Taxes: $962.00
20190918-0094838

Address of New Owner:	Send Tax Bills to:	Tax Information
Deborah Joy Carpenter 22970 Hayward Ave N. Forest Lake, MN 55025-8225	New Owner	117-15-0A-130.00-C

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Carla McCombs and Paul McCombs, wife and husband** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Deborah Joy Carpenter and Kevin Patrick Carpenter, wife and husband,** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Unit No. J-2 in a Horizontal Property Regime located on the Plat of Green Hills Terrace of record in Book 5200, Page 64, Register's Office for Davidson County, Tennessee, to which reference is hereby made.

Being the same property conveyed to Paul McCombs and Carla McCombs, husband and wife by deed from Jonathan Carter Howard, Allene Howard Newton, Hilda Morgan Howard of record in Instrument No. 20180619-0058870 Register's Office for Davidson County, Tennessee

BEING the same property conveyed to Marjorie G. Howard by deed from Ervin M. Entrekin, Trustee, of record in Book 5350, Page 621, dated October 11, 1978, Register's Office for said County. The said Marjorie G. Howard died testate on March 11, 2018 and the Will was admitted to Probate as Probate No.

18P672 of record in Probate Court of Davidson County, Tennessee. The Grantors herein execute this instrument as Devisees Under the Will of Marjorie Howard.

This conveyance is made subject to the following:

1. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments, and liens provided by applicable condominium law or the Condominium Declaration and Bylaws recorded in Book 5304, Page 702 and amended in Book 7841 Page 557; Book 9830 Page 181; Book 11362 Page 463, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons.

2. All matters appearing on the plan of Green Hills Terrace of record in Book 5200, Page 64, Register's Office for Davidson County, Tennessee,

3. Sewer Easement of record in Book 3879 Page 569 Register's Office for Davidson County, Tennessee,

4. Overhang Easement of record in Book 4317 Page 162 Register's Office for Davidson County, Tennessee,

5. Easement to Comcast of record n Instrument No. 20110930-0075704 and 20150814-0081514 Register's Office for Davidson County, Tennessee,

6. License Agreement of record in Book 7523 Page 260 Register's Office for Davidson County, Tennessee,

7. Dedication of Easement of record in Book 4320 Page 596 Register's Office for Davidson County, Tennessee,

This property is improved property known as 1900 Richard Jones Rd, J-2, Nashville, TN 37215

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 17th day of September, 2019.

Carla McCombs

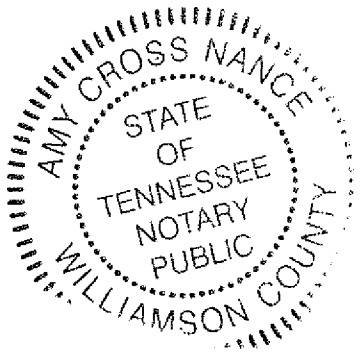
Paul McCombs by Carla McCombs, his Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 17th day of September, 2019, before me personally appeared Carla McCombs, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 17th day of September, 2019.

Notary Signature
My commission expires: 2/12/23

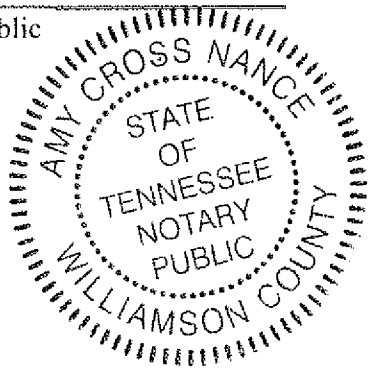


STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 17th day of September, 2019, before me personally appeared Carla McCombs to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Paul McCombs acknowledged that such person executed the same as the free act and deed of Paul McCombs.

Notary Public

My Commission expires 2/12/23



I, Sheri Engel, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to the law.

Sheri Engel

Signature

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Notary Signature

My Commission Expires: 2/12/23

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY