THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 191224170** Karen Johnson Davidson County Batch# 337080 DEEDWARR 01/02/2020 08:36:42 AM 2 pgs Fees: $13.00 Taxes: $1,665.00 20200102-0000095	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $450,000.00. Affiant Subscribed and sworn to before me, this 31st day of December, 2019. Notary Public My Commission Expires: VIRGINIA ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY NOVEMBER 8, 2021

WARRANTY DEED

Address New Owner: Mary Truman Ward Carpenter 4005 Newman Place Nashville, TN 37204	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 103 10 0 021.00

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, **Mary Clare Pyron and Jeremiah Barrett Pyron, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Mary Truman Ward Carpenter, married**, ("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 40, Brookside Courts Addition No. 3, as shown on plat of record in Plat Book 1835, Page 107, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Mary Clare Pyron, married, by Quitclaim Deed from William F. Carpenter, III, married, of record in Instrument No. 20160926-0101313, in the Register's Office of Davidson County, Tennessee, dated September 22, 2016, and recorded on September 26, 2016.

Being the same property conveyed to Mary Clare Carpenter, unmarried and William F. Carpenter III, married, by Warranty Deed from Eddy Shih-Hsin Yang and wife, Sarah Yang, of record in Instrument No. 20110518-0038104, in the Register's Office of Davidson County, Tennessee, dated May 16, 2011, and recorded on May 18, 2011.

Jeremiah Barrett Pyron joins in this instrument for the purpose of conveying any and all interest in said property, marital or otherwise.

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 2020 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 BROOKSIDE COURTS ADDITION NO. 3, as recorded in Plat Book 1835, Page(s) 107.

Easement for Joint Driveway, recorded in Book 5140, Page 382 and Book 5196, Page 658.

This is improved property located at 716 Branch Creek Road Nashville TN 37209

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 December, 2019.

Mary Clare Pyron

Jeremiah Barrett Pyron

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Mary Clare Pyron and Jeremiah Barrett Pyron, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

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

Notary Public

My Commission Expires: _____

