THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203
P20-26813

Karen Johnson Davidson County
Batch# 360655 DEEDWARR
02/20/2020 09:29:51 AM 2 pgs
Fees: $13.00 Taxes: $433.37

20200220-0018833

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 117,125.00.

Jacob Carden
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 DAY OF Feb, 2020

Notary Public

MY COMMISSION EXPIRES: Jan 8, 2024

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jacob Carden	New Owner	MAP
7510 Sawyer Brown Road		PARCEL 114-00-0-107.00
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Michael E. Carden and wife, Brenda J. Carden**

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

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. 5 and 6 on the Plan of William Gower Lands of record in Plat Book 4060, Page 137, in the Register's Office, described as follows:

Beginning at a point in the Easterly Margin of Sawyer Brown Road, said Point being the common front corner of lots 4 and 5; thence with the line between said two Lots North 73 degrees 48 minutes East 508.5 feet to a point, said point being the common rear corner of Lots 4 and 5; thence North 4 degrees 40 minutes West 155.03 feet to a point said point being the Northeast corner of Lots 5 and 6; thence South 85 degrees 32 minutes West 575.00 feet to a point in the Easterly Margin of Sawyer Brown Road; thence with the margin of Sawyer Brown Road, South 21 degrees 55 minutes West 269.43 feet to the point of Beginning.

Being the same property conveyed to Michael E. Carden and wife, Brenda J. Carden by Warranty deed from Jimmy Nelson Smith, Jeanne Wellbeloved, Larry Boyd Smith, Perry Leonard Smith, Steve R. Smith, Claude Wesley Smith, Robert Lee Smith, Jacqueline E. Smith and Linda Gail Smith, heirs of Nellie S. Freels, deceased of record in Instrument No. 20050801-0089646 Register's Office for Davidson County, Tennessee, dated July 20, 2005 and recorded on August 01, 2005.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **7510 Sawyer Brown Road, Nashville, TN 37221.**

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 and assigns forever; and we do covenant with 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 our hand(s) this the 18th day of February, 2020.

Michael E. Carden

Brenda J. Carden

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Michael E. Carden** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 18th day of February, 2020.

My Commission expires: Jan 8, 2024

Notary Public

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Brenda J. Carden** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 18th day of February, 2020.

My Commission expires: Jan 8, 2024

Notary Public

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN