STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $74,450.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of February, 2001.

My Commission Expires November 24, 2001

Notary Public

MY COMMISSION EXPIRES:.

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 02/16/01 12:31 2pgs
Fees:11.00 Taxes:275.47

20010216-0015074

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Lehman Land Title, Inc., 2000 Glen Echo Road, Suite 106, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rochelle Carter	Southeastern Mortgage of Tennessee, Inc.	108-8-86
(NAME)	(NAME)	
3216 Trails End	115 29th Avenue South	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Nashville, TN 37212	
(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, WE,

JANICE SMITH AUSTELLE,

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

ROCHELLE CARTER,

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:

Being Lot No. 244A, Zone Lot Division, Lots Nos. 244, 245 & 246, Section 2, Larchwood, of record in Plat Book 5800, page 280, amending Plat Book 5200, pages 57, 58 & 59, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Paul Smith by deed from J.R. Plemons and wife, Belinda Colin Plemons of record in Book 7200, Page 601, Register's Office for Davidson County, TN. Said Paul Smith (also known as Paul Ray Smith) having since died. Property devised to Janice Lawson Smith by the Last Will and Testament of Paul Ray Smith of record in Will Book 209, page 429, probate number 96-P1715, Probate Court, Davidson County, Tennessee.

Janice Lawson Smith, Janice L. Smith, Janice Lawson Smith Austelle, Janice L. Smith Austelle, and Janice Smith Austelle are one in the same person.

This property is not Homestead property as defined by Statute.

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.

unimproved ☐

This is improved ☒ property, known as 3216 Trails End, Nashville, TN 37214

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my/our hand(s) this 9th day of February, 2001.

Janice Smith Austelle

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 Janice Smith Austelle, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville , Tennessee this 9th day of February, 2001

Commission expires: 3/10/2003

Brenda R Sellman
Notary Public