WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/06/01 11:31 2pgs
Fees:13.00 Taxes:288.60

20011206-0134441

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $78,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF NOVEMBER, 2001.

Notary Public

MY COMMISSION EXPIRES: May 11, 2002.

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE TN SUSAN MADISON MY COMMISSION EXPIRES 5/11/2002 FUTHEY PUBLIC COUNTY

THIS INSTRUMENT WAS PREPARED BY
1st Trust Title, Inc., 116 Lineberry Boulevard, Ste. 200, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Antonio D. Carter	Transland Financial Services, Inc.	Map 49-16
(NAME)	(NAME)	
1115 Brook Manor Drive	2700 Maitland Ln., Ste. 210	Group A
(ADDRESS)	(ADDRESS)	
Whites Creek, TN 37189	Maitland, FL 32751	Parcel 41
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **Anita Lyn Goad Mabrouk**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Antonio D. Carter, an unmarried person**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 47 on the Plan of Willow Trace Subdivision, Phase 2, as shown of record in Plat Book 7900, Page 46, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Anita Goad by Warranty Deed from P&C Building & Development Corporation and filed for record June 16, 1992 and filed of record in Book 8652, Page 770, Register's Office of Davidson County, Tennessee and by Quitclaim Deed from Charles Dewayne Harris and filed of record July 21, 1993 in Record Book 9020, Page 1, said Register's Office.

Subject to all matters as shown on plat of record in Book 7900, Page 46, as amended in Book 8179, Page 461, Register's Office of Davidson County, Tennessee.

Subject to restrictions as shown of record in Record Book 7777, Page 162, and Record Book 7777, Page 180, and Record Book 7843, Page 791, and Record Book 8023, Page 692Register's Office of Davidson County, Tennessee.

Subject to By Laws as shown of record in Record Book 7777, Page 171, Register's Office of Davidson County, Tennessee.

Subject to Charter for Homeowners Association as shown of record in Book 7762, Page 74, Register's Office of Davidson County, Tennessee.

Subject to Deed of Conveyance as shown of record in Book 8377, Page 857, and Book 8377, Page 952, and Book 9698, Page, and Book 9698, Page 180, Register's Office of Davidson County, Tennessee.

Subject to any Homeowners Association Dues that may be assessed.

This property has never been the principal residence of the Grantor.

unimproved ☐
This is improved ☒ property, known as 1115 Brook Manor Drive, Whites Creek, TN 37189
(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 30th day of November, 2001.

Anita Lyn Goad Mabrouk By Gayle B. Goad Attorney In Fact

Anita Lyn Goad Mabrouk

STATE OF TENNESSEE

COUNTY OF WILSON

On this 30th day of November, 2001, before me personally appeared Gayle B. Goad to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Anita Lyn Goad Mabrouk, and acknowledged that she executed the same as the free act and deed of Anita Lyn Goad Mabrouk.

SEE POWER OF ATTY RECORDED IN INSTRUMENT NUMBER 808

Witness my hand and official seal at Mt. Juliet, Tennessee this 30th day of November, 2001.

Commission expires: May 11, 2002

Delaina D. Davis

Delaina D. Davis Notary Public

DELAINA D. DAVIS NOTARY PUBLIC AT LARGE WILSON COUNTY, TENNESSEE