Davidson County DEEDWARR
Recvd: 03/15/04 11:04 2pgs
Fees:13.00 Taxes:1054.50

20040315-0029208

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of March, 2003.

Notary Public

MY COMMISSION EXPIRES: October 12, 2005.
(AFFIX SEAL)

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

THIS INSTRUMENT WAS PREPARED BY
Mitchell A. Watts, Attorney at Law, 2400 Crestmoor Road Suite 102, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP
John M. Carter	John M. Carter	116-14
1122 Barrel Springs Hollow Road	1122 Barrel Springs Hollow Road	GROUP
Franklin, Tennessee 37069	Franklin, Tennessee 37069	PARCEL 56

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of *****Two Hundred Eighty Five Thousand Dollars and Zero cents ($285,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Meredith Bare, married, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto John M. Carter and wife, Jennifer K. 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 Lots Nos. 13 and 14 on the Plan of Bellemeade Subdivision of record in Plat Book 1130, page 3, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Meredith Bare by deed from William John Hurt, Executor of the Estate of Ancel Emerson Smith of record as Instrument No. 20010323-0028331 in the Register's Office for Davidson County, Tennessee.

A.
SHANNON BARE, spouse of Meredith Bare, joins in this conveyance to convey any interest he may have in subject property, particularly any marital interest.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property and all matters shown on the plan of record.

unimproved ☐

This is improved ☒ property, known as 212 Leake Avenue, Nashville, TN 37205

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 I do covenant with the said Grantees that I 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 I do further covenant and bind ourselves, my 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 hand this 11th day of March, 2004.

Meredith Bare

Shannon A. Bare

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 Meredith Bare and Shannon Bare, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 11th day of March, 2004.

Commission expires: October 12, 2005

Mitchell A. Watts Notary Public

