WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $128,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF DECEMBER, 2004.

Notary Public

MY COMMISSION EXPIRES: March 15, 2008.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, LLC, 301 S Perimeter Park, Suite 100, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lawrence Hazelbaker	Lawrence Hazelbaker	162-060-/8.00
(NAME)	(NAME)	
5064 Luker Lane	5064 Luker Lane	
(ADDRESS)	(ADDRESS)	
Anitoch, TN 37013	Antioch, TN 37013	
(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, **Joseph Edward Carter and wife, Karen Rhae Carter**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ~~Lawrence~~ **Hazelbaker and wife, Linda Hazelbaker**, 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:

LH + Lawrence

Being Lot No. 14 on the plan of Colewood Acres, section 1, of record in Book 3700, Page 59 Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Joseph Edward Carter and wife, Karen Rhae Carter from Dennis E. Wyatt and wife, Susan Jane Heinselman Wyatt by Deed dated August 12, 1977 and filed for record in Book 5185, page 725 in the Register's Office of Davidson County, Tennessee.

Subject to restrictions of record in Book 4003, page 11 Register's Office of Davidson County, Tennessee.

Subject to any and all matters appearing on the plan of record in Plat Book 3700, page 59 Register's Office of Davidson County, Tennessee.
Subject to any and all existing easements for public utility and restrictions of record in the Register' s Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 5064 Luker Lane, Antioch, TN 37013
(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 our hands this 14th day of December, 2004.

Joseph Edward Carter

Karen Rhae Carter

PICK-UP

Davidson County DEEDWARR
Recvd: 12/17/04 10:35 2pgs
Fees:13.00 Taxes:473.60

20041217-0150086

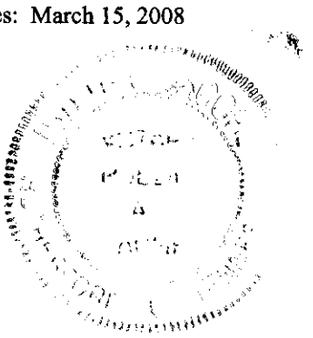
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and state, the within named Joseph Edward Carter and Karen Rhae Carter the bargainor (s), 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 14th day of December, 2004.

Commission expires: March 15, 2008



Judith C Jacobs Notary Public