WARRANTY DEED

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 29, 2006

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $86,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of March, 2005.

Notary Public

MY COMMISSION EXPIRES: November 26, 2005.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Southern Title, LLC, 379 East Main Street
Hendersonville, Tennessee 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Peter Melvin	New Owner	61-51-30
(NAME)	(NAME)	
3921 Baxter Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37216	,	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20050530

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, **I, Jack E. Carter**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Peter J. Melvin and wife, Meredith J. Melvin**, 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 the southerly 66 feet 8 inches of Lot No. 51 on the Map of Maplewood Home Tract, as of record in Book 421, page 174, Register's Office for Davidson County, Tennessee.

BEING all of the same property conveyed to Jack E. Carter dated 12/6/94 by Warranty Deed from Bank United of Texas FSB of record in Book 9542, Page 344, Register's Office for Davidson County, Tennessee. Nancy K. Carter, spouse of Jack E. Carter, hereby executes this instrument for the purpose of conveying her marital interests, if any, in said property.

unimproved ☐

This is improved ☒ property, known as 3921 Baxter Ave., Nashville, TN 37216

(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 I do covenant with the said GRANTEES that I am 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 myself, 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

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.

Witness my hand this 22nd day of March, 2005.

Jack E. Carter

Nancy K. Carter

Davidson County DEEDWARR
Recvd: 03/24/05 15:09 2 pgs
Fees:13.00 Taxes:318.20

20050324-0032226

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Jack E. Carter and Nancy K. Carter, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Jack E. Carter executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Springfield, Tennessee this 22nd day of March, 2005.

Commission expires: November 26, 2005

Janelle J. McGuire Notary Public

