WARRANTY DEED

3/14.50
13.00

Davidson County DEEDWARR
Recvd: 05/24/05 13:10 2 pg
Fees:13.00 Taxes:314.50

20050624-0072945

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF JUNE, 2005.

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 212, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Daicori L Carter	Daicori L Carter	108-8-86
(NAME)	(NAME)	
3216 Trails End Lane	3216 Trails End Lane	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37214	Nashville, TN 37214	
(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, Rochelle Carter Russell, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Daicori L. 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 No. 244, 245, and 246 section 2 Larchwood of record in Plat Book 5800, page 280 amending Plat Book 5200, pages 57, 58, and 59 Register's Office of Davidson County, Tennessee to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Rochelle Carter from Janice Smith Austelle by Deed dated February9th, 2001 and filed for record in Instrument No. 20010216-0015074 Register's Office of Davidson county, Tennessee. The said Rochelle Carter and Rochelle Carter Russell are one and the same person

Ronnie Russell joins in this conveyance to convey any and all marital interest he may have in the subject property by virtue of his marriage to Rochelle Carter
2005 County Taxes have been prorated and assumed by the Grantee.

Subject to any and all matters as shown on the plan of record in Plat Book 5200, page 57-59 in the Register's Office for Davidson County, Tennessee.

Subject to any and all easements and restrictions of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 3216 Trails End Lane, 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 hand this 20th day of June, 2005.

Rochelle Carter aka Rochelle Carter Russell

Ronnie Russell

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 Rochelle Carter Russell and Ronnie Russell the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that ~~I~~ their executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 20th day of June, 2005.

Commission expires: March 15, 2008

Judith C. Jacobs Notary Public

