File No. 250600389

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/15/05 08:01 2 pgs
Fees:13.00 Taxes:603.10
20050715-0082095

STATE OF TENNESSEE
COUNTY OF WILLIAMSON COUNTY

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $163,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF JUNE, 2005.

My Commission Expires Jan. 25, 2006

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JEFF FARRIS NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
216 Centerview Drive, Suite 139
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Micheal L. Carter and	ABN AMRO Mortgage Group, Inc.	Map 146, Group 12, Parcel 097
(NAME) 513 Arrowwood Dr.	(NAME) P.O. Box 57068	
(ADDRESS) Nashville, TN 37215	(ADDRESS) Irvine, California 92619-7068	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, We, Gayle Black and husband, David M. Sanders**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Micheal L. Carter and wife, Maria M. Carter, HEREINAFTER CALLED THE GRANTEE(S), 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. 266, Section Four, Crieve Hall Estates, as shown by plat of record in Plat Book 2133, Page 80, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Gayle Black, a married woman, by Deed from Clifford W. Pancake and wife, Clara A. Pancake, dated December 27, 1995, filed for record on December 28, 19995, in Deed Book 9900, Page 773, Register's Office for Davidson County, Tennessee.

**The said David M. Sanders hereby joins in the conveyance of subject property to Michael L. Carter and wife, Maria M. Carter conveying any and all marital interest he may have in subject property.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 513 Arrowwood Dr., Nashville, TN 37215
(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 GRANTEE(S), Their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 23rd day of June, 2005.

Gayle Black

David M. Sanders

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Gayle Black, married with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 23RD day of June, 2005.

My Commission Expires:

Notary Public

NOTARY PUBLIC AT LARGE
DAWN D. CASE
WILLIAMSON CO., TN
MY COMMISSION EXPIRES 5/23/2006

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named David M. Sanders, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Parthenon FCU, Nashville Tennessee, this 23rd day of June, 2005.

My Commission Expires:

Notary Public

KIMBERLY D. RUSSELL
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 30, 2005

File Number: [redacted]0389

RETURN TO:
Cumberland Title
216 Centerview Drive, Suite 139
Brentwood, TN 37027