File No. 250901914

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $129,000.00

Robert A Green
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF OCTOBER, 2005.

Kim Gillespie
Notary Public

MY COMMISSION EXPIRES: November 22, 2008.
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 10/18/05 09:50 2 pgs
Fees:13.00 Taxes:477.30
20051018-0125534

KIM GILLESPIE
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney
Southern Title Services
1517 Hunt Club Blvd., Suite 100
Gallatin, TN 37066

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert A. Green	Bank of America	064-12-0A-614.00
(NAME) 614 Weatherbeaten Place	(NAME) 9000 Southside Blvd.	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Jacksonville, FL 32256	
(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, Mack Allen Carter, Jr. and Robert Wayne Carter, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert Green, HEREINAFTER CALLED THE GRANTEE(S), HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being all of Unit No. 614, on the Plan of Fox Run, Second Revision – Part of Sec. 2 and First Revision – Part of Sec. 1, as shown by plat appearing of record in Plat Book 6250, Page 118, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said unit.

Being the same property conveyed to Mack A. Carter and wife, Barbara S. Carter by Warranty Deed dated December 12, 1986 of record in Book 7085, Page 596, Register's Office for Davidson County, Tennessee. The said Barbara S. Carter died on _____, leaving Mack A. Carter the sole surviving tenant by the entirety. The said Mack A. Carter died intestate on July 22, 2005, leaving Mack A. Carter, Jr. and Robert Wayne Carter his sole heirs at law.

Master Deed of record in Book 4956, Page 582, Book 5535, Page 713, Book 5895, Page 516, Book 5936, Page 301, Book 6370, Page 817 and in Book 8510, Page 95; Charter for Homeowners' Association of record in Book 5208, Page 188; By-Laws of record in Book 4956, Page 590, Book 5174, Page 609, Book 5548, Page 852, Book 5564, Page 582, Book 5896, Page 1 and in Book 8510, Page 100; Public Utility Easement of record in Book 8035, Page 646; all matters shown on plat of record in Plat Book 6250, Page 118; all in the Register's Office for Davidson County, Tennessee.

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 614 Weatherbeaten Place, Hermitage, TN 37076
(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), HIS 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), HIS 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 14th day of October, 2005.

Mack A. Carter, Jr. by Wayne Carter, Attorney in Fact

Mack A. Carter Jr., BY: Wayne Carter, Attorney-in-Fact

Robert Wayne Carter

Robert Wayne Carter

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Robert Wayne Carter the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

On this 14th day of October, 2005, before me personally appeared Wayne Carter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the attorney-in-fact of Mack A. Carter, Jr., and is authorized by him, and does hereby acknowledge the execution of this instrument on his behalf, by virtue of an instrument of record in Instrument No. * 20051018012553 3, Register's Office of Davidson County, Tennessee.

Witness my hand at office this 14th day of October, 2005.

Commission expires: November 22, 2008

Kim Gillespie

Kim Gillespie Notary Public

KIM GILLESPIE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

File Number: 250901914

RETURN TO:
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Gallatin, TN 37066