Davidson County DEEDWARR
Recvd: 06/09/06 12:08 2 pgs
Fees:13.00 Taxes:448.44

20060609-0068701

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $121,200.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of June, 2006.

Notary Public

MY COMMISSION EXPIRES: September 30, 2009.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:

Mitchell A. Watts, Attorney at Law, 2400 Crestmoor Road Suite 102, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS: Jerry W. Carlton, Jr.	SEND TAX BILLS TO: SouthStar Funding, LLC	MAP 074-12-0
412 Bonnawood Drive	400 Northridge Road Suite 1000	GROUP
Hermitage, Tennessee 37076	Atlanta, Georgia 30350	PARCEL 020.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Hundred Twenty One Thousand Two Hundred Dollars and Zero Cents ($121,200.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Connie S. Bates, unmarried, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Jerry W. Carlton, Jr. and wife, Quienceanna M. Walker, 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. 613 on the Plan of Hermitage Hills Subdivision, Section Six, of record in Plat Book 3300, page 10, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to Connie S. Bates, unmarried, by deed dated May 27, 2004, from Andrew W. Midgett and wife, Karen M. Midgett, of record as Instrument No. 20040603-0065579 in the Register's Office for Davidson County, Tennessee.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all matters shown on the plan of record and the property taxes for the current year which have been prorated between the parties herein and assumed by the Grantees herein.

This is:

unimproved ☐

improved ☒ property known as 412 Bonnawood Drive, Hermitage, Tennessee 37076

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, 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 7th day of June, 2006.

Connie S. Bates

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Mitchell A. Watts, a Notary Public in and for said County and State, the within named Connie S. Bates, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 7th day of June, 2006.

Commission expires: September 30, 2009

Mitchell A. Watts Notary Public

