WARRANTY DEED	STATE OF TENNESSEE COUNTY OF **Davidson** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~75,000.00~~ $78,000.00 Joyce Carter Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **28th** DAY OF **February, 2007** Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 03/08/07 09:29 2 pgs
Fees:13.00 Taxes:288.60
20070308-0028487

CAROL A. MOLLOY
STATE OF TENNESSEE NOTARY PUBLIC
GILES COUNTY

WARRANTY DEED

This Instrument Prepared By:
Commerce Union Title, LLC
5200 Maryland Way Suite 110, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Laura Susan Bond	New Owner	**072-11 378.00**
(NAME) **1604 Litton Avenue**	(NAME)	
(ADDRESS) **Nashville,TN 37216**	(ADDRESS)	
(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, **Joyce Carter, unmarried ,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Laura Susan Bond,** unmarried HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF **TN**, DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT #188 ON THE MAP OF THE SUBDIVISION OF THE WATERS PLACE ON MAXEY LANE, AS OF RECORD IN BOOK 332, PAGES 136 AND 137, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 188 FRONTS 50 FEET ON THE SOUTHERLY SIDE OF LITTON, FORMERLY DRURY AVENUE AND RUNS BACK BETWEEN PARALLEL LINES 150 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO JOYCE TURNER, AN UNMARRIED PERSON BY DEED FROM ROBERT E. JOHNSON AND WIFE, PEGGY D. JOHNSON, RECORDED ON THE 15TH DAY OF FEBRUARY, 1983 IN DEED BOOK 6007, PAGE 454, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. JOYCE TURNER HAVING SINCE MARRIED AND NOW KNOWN AS JOYCE CARTER. FURTHER, JOYCE CARTER HAVING SINCE DIVORCED.

JOYCE CARTER ALSO KNOWN AS JOYCE T. CARTER.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **1604 Litton Avenue, 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 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.

IN WITNESS WHEREOF, this instrument has been executed on this the **28th** day of **February, 2007**.

Joyce Carter
Joyce Carter

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned Notary in and for said County and State, personally appeared the within named **Joyce Carter**, who I am acquainted, or proved on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 2/28/2007.

NOTARY

MY COMMISSION EXPIRES:

CAROL A. MOLLOY
STATE OF TENNESSEE NOTARY PUBLIC
GILES COUNTY