File #2007295

Davidson County DEEDWARR
Recvd: 06/28/07 14:38 2 pgs
Fees:13.00 Taxes:573.50
20070628-0077430

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,000.00

Affiant

SUBSCRIBED AND SWORN TO ~~BEFORE~~ ME, THIS THE 15th day of June, 2007.

Notary Public

MY COMMISSION EXPIRES: 9-19-09

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
StoneGate Title, LLC, Keith H. Solomon, 1749 Mallory Lane, Suite 400, Brentwood, TN 37027

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Anne Marie Fourner	New Owner	MAP 136070
(NAME)	(NAME)	PARCEL 16800
113 Saxon Mist		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, Dudley W. Carter, ~~married~~, hereinafter called the GRANTOR, has bargained and sold, and by these presents do transfer and convey unto Anne ~~Marie Fourner~~ FOURNIER, unmarried, hereinafter called the GRANTEE, her 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 Lot No.349 on the Plan of Priest Lake Park, Section V of record in Plat Book 4460, Page 174-176, 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 Dudley W. Carter and Leslie C. Carter by deed from Ralph G. Grant and Willedean A. Grant of record in Book 5299, Page 875, dated 6/1/1978, and being further conveyed to Dudley W. Carter from Leslie C. Carter of record in Book 8864, Page 784, dated 1/27/1993, Register's Office for Davidson County, Tennessee.

This property is not the marital residence of Grantor's Spouse nor has it ever been.

This conveyance is subject to restrictive covenants of record in Book 4698, page 969 and any and all matters shown on the Plan of record in Plat Book 4460, page 174-176, Register's Office of Davidson County, Tennessee.

Unimproved ()
This is improved (X) property, known as 113 Saxon Mist, Nashville, TN 37217
(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 Grantors covenant with the said GRANTEES that they 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 except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, 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 our hands this 15th day of June, 2007.

Dudley W. Carter

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned Notary Public, personally appeared Dudley W. Carter, who is known to me or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal, this 15th day of June, 2007.

Notary Public

My Commission expires; My Commission Expires May 24, 2009

(SEAL)



Mail After Recording To:

StoneGate Title, LLC
1749 Mallory Lane, Suite 400
Brentwood, TN 37027