File No. 20070291

WARRANTY DEED

LURA BRADY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires July 24, 2010

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $141,000.00

Nancy K. Shelton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF SEPTEMBER, 2007.

Lura Brady
Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sumner Title & Escrow, LLC, 131 Indian Lake Boulevard, Suite 200, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nancy K. Shelton	Nancy K. Shelton	83-16-41
(NAME)	(NAME)	
2507 Lazenby Drive	2507 Lazenby Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Nashville, TN 37206	
(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, Clara H. Carter, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Nancy K. Shelton, 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. 248 on the Plan of Fortland Park, Section 3, Addition 2, as of record in Book 3106, page 98, Register's Office for Davidson County, Tennessee. Said Lot No. 248 fronts 80 feet on the northerly side of Lazenby Drive and runs back between lines 217.13 feet on the westerly line and 215.88 feet on the easterly line to a dead line in the rear on which it measures 80.6 feet.

Being the same property conveyed to Ernest O. Carter, Jr. and wife, Clara H. Carter by deed from Joe W. Little and wife, Lois H. Little, dated January 29, 1980 and recorded on January 31, 1980 in Record Book 5561, page 497, Register's Office, Davidson County, Tennessee. The said Ernest O. Carter, Jr. having said since died.

Subject to restrictions of record in Record Book 3372, page 274, and Book 3431, page 103 said Register's Office.

unimproved ☐

This is improved ☒ property, known as 2507 Lazenby Drive, Nashville, TN 37206

(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.

Witness my hand this 21st day of September, 2007.

Clara H Carter
Clara H. Carter

Davidson County DEEDWARR
Recvd: 09/26/07 10:10 2 pgs
Fees:13.00 Taxes:521.70

20070926-0114619

File No. 20070291
STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Clara H. Carter, the bargainor(s), 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 on September 21, 2007

Notary Public
My Commission Expires:

STEVEN G. WATERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Exp. July 19, 2008

PREPARED BY AND/OR RETURN TO:
Sumner Title & Escrow, LLC
131 Indian Lake Blvd.
Suite 200
Hendersonville, TN 37075