Davidson County DEEDWARR
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Fees:13.00 Taxes:511.16

20071003-0117734

File No. 270800850

WARRANTY DEED

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TN
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$138,000.00~~ $138,150.00

Bonnie Brothers
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF SEPTEMBER, 2007.

Notary Public

MY COMMISSION EXPIRES: 1/23/10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jessica M. Winn	New Owner	064160C01900
(NAME)	(NAME)	
502 Selsey Court		
(ADDRESS)	(ADDRESS)	
Hermitage, TN		
(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, James David Carter, Trustee of the James Arnold Carter Revocable Living Trust, James David Carter, as Heir to the James Arnold Carter Estate and Polly Ann Carter, as Heir to the James Arnold Carter Estate, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jessica M. Winn,* HEREINAFTER CALLED THE GRANTEE(S), Her HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

*Unmarried

BEING Lot No. 19 on the Plan of Section One, Wembley Downs, as shown by plat of record in Plat Book 7900, Page 301, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to James David Carter, Trustee of the James Arnold Carter Revocable Living Trust Agreement dated 3/31/2004, by QuitClaim Deed from James Arnold Carter, dated March 31, 2004, and of record in Instrument No. 20040413-0041429, Register's Office for said County.

Being the same property conveyed to James Arnold Carter by Warranty Deed from Norma Jean Finley, dated May 15, 2003, and of record in Instrument No. 20030616-0082098, Register's Office for said County.

Being the same property conveyed to James David Carter, Trustee of the James Arnold Carter Revocable Living Trust Agreement dated 3/31/2004, by QuitClaim Deed from James Arnold Carter, dated March 31, 2004, and of record in Instrument No. 20040413-0041429, Register's Office for said County. The said James Arnold Carter having since died.

Subject to all matters as set forth per Plat Book 5200, Page 266, Plat Book 6250, Page 100 and Plat Book 7900, Page 301, Register's Office of said County.

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 502 Selsey Court, Hermitage, TN
(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), Her 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), Her 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 hands this 28th day of September, 2007.

Polly Ann Carter, as heir to the James Arnold Carter Estate

James David Carter, as Trustee of the James Arnold Carter Revocable Trust

James David Carter, as heir to the James Arnold Carter Estate

STATE OF TN

COUNTY OF WILSON

Before me the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Polly Ann Carter and James David Carter with whom I am personally acquainted and who upon their oath acknowledged themselves to be the heirs of James Arnold Carter Estate the within named bargainer, an estate, and that, Polly Ann Carter and James David Carter as such heirs, being authorized to do executed the foregoing instrument for the purposes therein contained by signing the name of the estate by Polly Ann Carter and James David Carter as such heirs.

Witness my hand at office this 28th day of September, 2007.

Commission expires: 11-28-09

Notary Public

TRACEY TRUMPHOUR STATE OF TENNESSEE NOTARY PUBLIC WILSON CO. TN

State of Tennessee
County of Wilson

Before me the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared James David Carter with whom I am personally acquainted and who upon his oath acknowledged himself to be the Trustee of The James Arnold Carter Revocable Trust the within named bargainer, a Trust, and that, James David Carter as such Trustee, being authorized to do executed the foregoing instrument for the purposes therein contained by signing the name of the trust by James David Carter as such Trustee.

My commission expires: 11-28-09

Notary Public

TRACEY TRUMPHOUR STATE OF TENNESSEE NOTARY PUBLIC WILSON CO. TN

File Number: 270800850

RETURN TO:
Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122