WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/03/08 11:39 2 pgs
Fees:13.00 Taxes:4625.00

20080103-0000638

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,250,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
West End Title & Escrow, LLC, One Burton Hills Blvd., Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John M. Carter	John M. Carter	130-07-0-112
(NAME)	(NAME)	
3917 Trimble Road	3917 Trimble Road	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Nashville, TN 37215	
(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, Clint E. Newman and wife, Lacey E. Newman, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John M. Carter and wife, Jennifer K. Carter, 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:

Land in Davidson County, Tennessee, being part of Lot No. 211 and part of 9th Street (now closed) on the Plan of Part of Royal Oakes Land Company's Subdivision of The Baker Tract, of record in Pint Book 421, pages 102 and 103, Register's Office for Davidson County, Tennessee, and described according to an unrecorded revised plan as follows:
Beginning on the southerly margin of Trimble Road at the northeast corner of the property conveyed to Maxwell George Horkin's and wife by deed from Helen T. Dunn of record in Book 1514, page 197, said Register's Office; thence with said Horkin's easterly line southwardly 128 feet to said Horkin's southeast corner, continuing in the same direction 100 feet, more or less, in all 228 feet, more or less, to the northerly line of Lot No. 211; thence with said line, eastwardly 100 feet to a point 100 feet west of the southwest corner of Lot No. 216; thence northwardly and parallel with the westerly line of said Lot No. 216, 247 feet, more or less, to the southerly margin of Trimble Road; thence with said road, westwardly 101 feet, more or less, to the point of beginning.

Being the same property conveyed to CLINT E. NEWMAN AND WIFE, LACEY E. NEWMAN, by deed from JAMES E. NELL AND WIFE, TONA ANGELA NELL, of record as Instrument No. 20051229-0155949, dated December 27, 2005, said Register's Office.

This conveyance is subject to: 2007 county taxes, a lien, but not yet delinquent; all matters shown on the Plan of record in Plat Book 421, pages 102 and 103; and all easements of record, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 3917 Trimble Road, Nashville, TN 37215
(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 our hands this 28th day of December, 2007.

Clint E. Newman

Lacey E. Newman

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Clint E. Newman and wife, Lacey E. Newman, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 28th day of December, 2007

PAUL F. SOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 20, 2010

Notary Public

My Commission Expires: