File No. 280800276

WARRANTY DEED

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $218,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF SEPTEMBER, 2008.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL) STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires NOV. 22, 2010

Return To: File Box 9B
First Title and Escrow Co. Inc.
2000 Richard Jones Rd Suite #110
Nashville, TN 37315
File # 27999

Davidson County DEEDWARR
Recvd: 09/10/08 14:18 2 pgs
Fees:13.00 Taxes:806.60

20080910-0092767

THIS INSTRUMENT WAS PREPARED BY
Stewart Title of Tennessee, Inc.
Sidwell, Barrett, & Welch, PC
100 Bluegrass Commons Blvd., Suite 2180
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lisa M. Menck	Wells Fargo Bank N.A..	075-11-0A-047.00CO
(NAME) 1261 Andrew Donelson Dr.	(NAME) 2600 Lake Lucien Dr. #313	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Maitland, FL 32751	
(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, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Alan S. Carter, an unmarried man**, hereinafter called the grantor, have bargained and sold, and by these presents do transfer and convey unto **Lisa M. Menck, an unmarried woman**, 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. 46, Phase Two, Heritage Meadows, as shown on plat of record in Plat Book 9700, Page 525, in the Register's Office, Davidson County, TN, to which plat reference is hereby made for a more complete description of said property.

BEING the same property conveyed to Alan S. Carter, a single man by Warranty Deed from Jeffrey M. Lea and wife, Laurie A. Lea of record in Instrument 200703010025202 on February 27, 2007 and filed for record on March 1, 2007, Register's Office for Davidson County, Tennessee.
ALSO BEING the same property conveyed to Jeffrey M. Lea and wife, Laurie A. Lea by Warranty Deed from Frank Batson Homes, Inc. of record in Book 11412, Page 302 on March 31, 1999 and filed for record on April 1, 1999, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Alan S. Carter, a single man by Warranty Deed from Jeffrey M. Lea and wife, Laurie A. Lea of record in Instrument 200703010025202 on February 27, 2007 and filed for record on March 1, 2007, Register's Office for Davidson County, Tennessee.
ALSO BEING the same property conveyed to Jeffrey M. Lea and wife, Laurie A. Lea by Warranty Deed from Frank Batson Homes, Inc. of record in Book 11412, Page 302 on March 31, 1999 and filed for record on April 1, 1999, Register's Office for Davidson County, Tennessee.

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 1261 Andrew Donelson Dr., Hermitage, TN 37076
(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, her heirs and assigns forever; and we do covenant with the said GRANTEE 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, 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 2nd day of September, 2008.

Alan S. Carter

STATE OF

COUNTY OF

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Alan S. Carter the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 2nd day of Sept. 2008

Commission expires:

MITZI LEE CHRISTENSEN
NOTARY PUBLIC STATE OF TEXAS
COMMISSION EXPIRES:
OCTOBER 27, 2010

Notary Public

File Number: 280800276

RETURN TO:

Stewart Title of Tennessee, Inc.
100 Bluegrass Commons Blvd., Suite 2180
Hendersonville, TN 37075