When recorded return to:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075

BILL GARRETT, Davidson County
Trans:T20120059530 DEEDWARR
Recvd: 08/10/12 10:42 2 pgs
Fees:13.00 Taxes:200.54
20120810-0071561

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $54,200.00

Affiant

Subscribed and sworn to before me, this 3rd day of August, 2012.

Notary Public
My commission expires: 9/22/14

RACHELLE CAUDILL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

05-1207-65677

Address of New Owner:	Send Tax Bills to:	Tax Information
Horace George 1232 Avondale Circle N Nashville TN 37207	NEW OWNER	071-02-0 172.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Harold Earl Carter, married and Torrado Carter, married, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Horace George and wife, Teressa George, hereinafter called the Grantees, their successors 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. 6 on the Plan of Section One, Trinity Hills Village, of record in Book 4175, Page 62, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Helen Carter by deed from Trinity Hills Village, Inc., a Tennessee corporation, dated April 21, 1970, recorded April 23, 1970, in Book 4412, Page 939, Register's Office for Davidson County, Tennessee. Helen Carter having since died April 9, 2010, her estate having been probated before the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Case No. 10P-1615, designating Lester Lee Carter, Jr., Harold Earl Carter, and Torrado Carter as her heirs at law. Her estate was inherited by the grantors herein and Lester Lee Carter, Jr., the latter having quitclaimed his interest to the grantors herein by Quitclaim Deed of record in Instrument No. 20111205-0094570, Register's Office for Davidson County, Tennessee.

Subject property is not the principal residence of the grantors, nor their spouses: Kathy Carter, wife of Harold Earl Carter and Janet Carter, wife of Torrado Carter.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1404 Avondale Circle, Nashville, TN 37207

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

T.C.

WITNESS my hand this 3rd day of August, 2012.

Harold Earl Carter

Torrado Carter

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Harold Earl Carter and Torrado Carter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Hendersonville, TN, this 3rd day of August, 2012.

Rachelle Caudill
State of Tennessee at Large

My Commission expires 09/22/14

