THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd** **Suite 203A** **Nashville, Tennessee 37215** **CRT File No. 13020073**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is geater, for this transfer is: $216,000.00. Affiant Subscribed and sworn to before me, this28th day of February, 2013. Notary Public My Commission Expires: March 8, 2016

BILL GARRETT, Davidson County
Trans:T20130018244 DEEDWARR
Recvd: 03/06/13 09:08 2 pgs
Fees:13.00 Taxes:799.20
20130306-0022154

PREPARED BY:
BANKERS TITLE ESCROW CORP
3310 WEST END AVE.
NASHVILLE TN 37203

RETURN TO:

PRISCILLA C. URBANEK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

WARRANTY DEED

Address New Owner: Alicia D. Jones 5112 Michigan Ave Nashville TN 37209	Send Tax Bills To: ~~Bradley~~ Tristar Bank 719 E. College Street Dickson, TN 37055	Tax Information: Tax Parcel ID No. 09107028600

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Bradley N. Carter and wife, Sara G. Carter** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Alicia D. Jones, unmarried** ("Grantees"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lots 1021 and 1023, BLOCK 169, PLAN NO. 1, WEST NASHVILLE, as shown on plat of record in Plat Book 57, Pages 74 and 75, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Bradley N. Carter and wife Sara G. Carter by Warranty Deed from Angela L. Rodriguez unmarried, recorded on the 2nd day of September, 2008 in Instrument No. 20080902-0089890, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2013 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PLAN NO. 1, WEST NASHVILLE, as recorded in Plat Book 57, Page(s) 74 and 75.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

This is improved property located at 5112 Michigan Ave Nashville TN 37209.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28th day of February, 2013.

Bradley N. Carter by Josh Anderson attorney in fact — Sara G. Carter by Josh Anderson attorney in fact

Bradley N. Carter — Sara G. Carter

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Josh Anderson,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Attorney-in-fact for Bradley N. Carter and Sara G. Carter,** the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 28th day of February, 2013.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014