FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF **Davidson** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$250,000.00.**
BILL GARRETT, Davidson County Trans: T20130027048 DEEDWARR Recvd: 04/03/13 13:48 2 pgs Fees: 13.00 Taxes: 925.00 20130403-0032955	Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS **March 15, 2013.** Notary Public MY COMMISSION EXPIRES: 3/28/15 (AFFIX SEAL)

WARRANTY DEED

This Instrument Prepared By and Return To:

FOUR STAR TITLE LLC

2508 North Mt. Juliet Road, Mt. Juliet, TN 37122

File #**13-0144**

Shella McCord NOTARY PUBLIC STATE OF TENNESSEE Sumner County

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert Brady Raines and Rachel Beth Wheeler	**Harpeth Mortgage, LLC**	**083-02-0-139.00**
(NAME) **1420 Benjamin Street**	(NAME) **2021 Gallatin Pike, North**	
(ADDRESS) **Nashville,TN 37206**	(ADDRESS) **Madison, TN 37115**	
(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, **Brooxie Carlton,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Robert Brady Raines, a single man, and Rachel Beth Wheeler, a single woman,** 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 Lot No. 19 on the Map of the Subdivision of Part of the Weakley Home Place of record in Plat Book 421, Page 36, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Said Lot Number 19 fronts 50.0 feet on the southerly side of Benjamin Street and runs back between parallel lines 133.00 feet on the West line and 132.5 feet on the East line to a 15 foot alley in the rear on which it measures 50.0 feet, more or less.

Included in the above description but excluded from this conveyance is that tract conveyed to Walter W. Lenoir and wife, Lavenia Welchance Lenoir, by Warranty Deed from C.T. Lentz and wife, Carrie Grey Lentz and their daughter, Alice Boyd Lentz Downing of record in Deed Book 2101, Page 507, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Brooxie Carlton by Quitclaim Deed from Andrew M. Belk, recorded on February 1, 2013 in Instrument No. 20130201-00109369: said property being previously conveyed to Andrew M. Belk and wife, Brooxie Carlton by Warranty Deed from Ray Reed and wife, Amanda Reed fka Amanda Parmenter recorded August 31, 2010 in Instrument No. 20100831-0068996, Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **1420 Benjamin Street, Nashville, TN 37206**
(House Number) (Street) (City, State) (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.

IN WITNESS WHEREOF, this instrument has been executed on this the **15th** day of **March, 2013.**

Brooxie Carlton

STATE OF **TENNESSEE**
COUNTY OF **Davidson**

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Brooxie Carlton**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the **15th** day of **March, 2013.**

NOTARY PUBLIC

My Commission Expires: 8-5-2013

BRYANT L. GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY