BOK 36
26134

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|---|---|
| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**2002 Richard Jones Road, Suite 203-A**<br>**Nashville, Tennessee 37215**<br><br>**CRT File No. 13030158** | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is: $182,800.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this 5th day of April, 2013.<br><br>Notary Public<br>My Commission Expires: 5-20-14 |

JUNE E. ROWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN

NOTARY PUBLIC
AT LARGE
June E. Rowell
My Commission Expires
MAY 20, 2014
STATE OF TENNESSEE

## WARRANTY DEED

| Address New Owner: | Send Tax Bills To: | Tax Information: |
|---|---|---|
| Sarah Litton Carter<br>4205 Glynda Drive<br>Nashville TN 37216 | New Owner | Tax Parcel ID No.<br>Map 061-07<br>Parcel 206 |

**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, **Alberta D. Merriweather (kna Alberta D. Jordan)** ("Grantor"), have this day bargained and sold, and does hereby transfer and convey to **Sarah Litton Carter**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 23 on the Plan of Young-Dale Subdivision, as of record in Plat Book 2330, Page 22, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Alberta D. Merriweather (kna Alberta D. Jordan) from Dennis Smith and wife, Jeannie Smith by Deed dated 05/28/2004 and recorded 05/02/2004 in Instrument No. 200406020064420, 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.

This is improved property located at 4205 Glynda Drive Nashville TN 37216

**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.

Clarence E. Jordan, husband of Alberta D. Jordan, hereby joins in the signing of this Warranty Deed to convey any marital interest he may have in the subject property

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

BILL GARRETT, Davidson County
Trans:T20130027840 DEEDWARR
Recvd: 04/05/13 13:15 2 pgs
Fees:13.00 Taxes:676.36

20130405-0033838

**IN WITNESS WHEREOF**, Grantor has executed this instrument on this 8th day of April, 2013.

Alberta D. Jordan
by Kate Rosenthal
Alberta D. Jordan by Kate Rosenthal,
Her attorney in fact.
her attorney in fact

Clarence E. Jordan
by Kate Rosenthal
Clarence E. Jordan by Kate Rosenthal,
His attorney in fact.
his attorney in fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kate Rosenthal, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-fact for Alberta D. Jordan and Clarence E. Jordan, of 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 5th day of April 2013

Mary Jayne Masters
Notary Public

My Commission Expires: 8/17/2015

MARY JAYNE MASTERS
STATE
OF
TENNESSEE
NOTARY
PUBLIC
DAVIDSON COUNTY