BILL GARRETT, Davidson County
Trans:T20130037899 DEEDWARR
Recvd: 05/07/13 09:51 2 pgs
Fees:13.00 Taxes:370.00
20130507-0045869

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DeKalb

The actual consideration or value, whichever is greater, for this transfer is $100,000.00

Affiant

CHERYL VANCE STATE OF TENNESSEE NOTARY PUBLIC DeKALB COUNTY

Subscribed and sworn to before me, this the 3rd day of May, 2013.

Cheryl Vance
Notary Public

My Commission Expires: 9-5-2016
(Affix Seal)

THIS INSTRUMENT WAS PREPARED BY:
DeKalb Title, LLC
210 East Public Square
Smithville, TN 37166

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tracie Carter, et vir.	Same	147.06-0-011.00
(NAME)	(NAME)	
219 Garrett Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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 acknowledge, I, Regina Waddell, married, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Tracie Carter and husband, Stephen Howard, hereinafter called the Grantee, 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. 157 on the plan of Caldwell Hall, Section I, of record in Book 2900, page 58, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Regina Waddell by Warranty Deed from Bettie J. Davis, dated September 1, 2006 and recorded September 8, 2006 in Instrument No. 20060908-0111519, Register's Office, Davidson County, Tennessee.

This is improved property known as: 219 Garrett Drive, Nashville, Tennessee 37211.

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, their heirs and assigns forever; and I do covenant with the said Grantee that I am 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 I do further covenant and bind myself, my heirs and

representatives, to warrant and forever defend the title to the said land to the said Grantee, 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, the grantor has hereunto affixed her signature on this the 3rd day of May, 2013.

Regina Waddell

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Regina Waddell, the bargainor, with whom I am personally acquanted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purpose therein contained.

Witness my hand and official seal this 3rd day of May, 2013.

Notary Public

My Commission Expires:

WAYNE THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 4, 2013