THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 410 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 122,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF MAY, 2013. Notary Public MY COMMISSION EXPIRES: 1-9-16 (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20130040013 DEEDWARR
Recvd: 05/14/13 10:06 2 pgs
Fees:13.00 Taxes:451.40
20130514-0048357

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Janie P. Taylor	owner	MAP 83-6
1015 Caldwell Ave		PARCEL 101
Nashville, TN 37204		
(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, **Brett R. Carter and wife, Virginia W. Carter,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Janie P. Taylor** HEREINAFTER CALLED THE GRANTEE, HER 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 the easterly part of Lots number 60 and 61 on the Map of Beaumont Place, of record in Book 332, page 38, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at an iron pin in the southerly margin of Benjamin Street, said iron pin being located south 89 degrees 30 minutes east 100 feet from the northeasterly intersection of Chapel and Benjamin Avenues; running thence with the southerly margin of Benjamin Avenue south 89 degrees 30 minutes east 123 feet to an iron pin in the westerly margin of a 15-foot alley, being the northeasterly corner of Lot number 61; running thence with the westerly margin of said 15-foot alley 64.5 feet to the original corner of Lots number 59 and 60, passing the original corner of Lots number 60 and 61 at 14.5 feet; running thence with the line of Lots 59 and 60 south 66 degrees 30 minutes west 64.9 feet to a stake, said stake being located north 66 degrees 30 minutes east 128.0 feet from the westerly margin of Chapel Avenue; running thence north 23 degrees 30 minutes west 50.0 feet to an iron pin in the line of Lots 60 and 61; running thence with the line of said lots south 66 degrees 30 minutes west 37.4 feet to an iron pin, said point being located north 66 degrees 30 minutes east 90.6 feet from the easterly margin of Chapel Avenue; running thence north 23 degrees 30 minutes west 66.7 feet to the point of beginning.

Being the same property conveyed to Brett R. Carter and wife, Virginia W. Carter by deed recorded as Instrument 20011019-0114256, said Register's Office..

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **1902 Benjamin Street, Nashville, TN 37206.**

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.

Witness our hands this the 10th day of May, 2013.

Brett R. Carter

Virginia W. Carter

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Brett R. Carter** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 10th day of May, 2013.

My Commission expires: 1-9-16

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN.

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Virginia W. Carter** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 10th day of May, 2013.

My Commission expires: 1-9-16

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN.

Notary Public