BOX 10-B

BILL GARRETT, Davidson County
Trans: T20130079592 DEEDWARR
Recvd: 09/13/13 12:05 2 pgs
Fees: 13.00 Taxes: 333.00
20130913-0096789

DEBORAH J. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $90,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF SEPTEMBER, 2013.

Notary Public

MY COMMISSION EXPIRES: MAY 5, 2015

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
SHANNON CARTER	SAME	061-16-0-295.00
(NAME)	(NAME)	
5732 STONE BROOK DRIVE		
(ADDRESS)	(ADDRESS)	
BRENTWOOD, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

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 ACKNOWLEDGED, **I, KATHLEEN S. CHRISTIAN, TRUSTEE OF THE ROY T. CHRISTIAN AND/OR KATHLEEN S. CHRISTIAN REVOCABLE LIVING TRUST,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SHANNON CARTER,** 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 Lot No. 40 in Block "D" on the Plan of Sunnymeade, of record in Book 974, pages 56 and 57, Register's Office for Davidson County, Tennessee.

Said Lot No. 40 fronts 50 feet on the south side of Ardee Avenue and runs back between parallel lines, 140 feet to a dead line.

Being the same property conveyed to Kathleen S. Christian, by deed from John Waymon Spurlock and wife, Shirley Ann Spurlock, of record in Book 8880, page 641, dated February 23, 1993, said Register's Office. Being further conveyed to The Roy T. Christian and/or Kathleen S. Christian Revocable Living Trust through Roy T. Christian and Kathleen S. Christian, Trustees, by deed from Kathleen S. Christian, of record in Instrument No. 20050525-0059113, dated May 25, 2005, said Register's Office. The said Roy T. Christian having since died on or about November 11, 2011, leaving the said Kathleen S. Christian as the surviving Trustee.

This conveyance is subject to matters as shown on the Plan of record in Plat Book 974, pages 56 and 57; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4070, page 995, and any and all easements, conditions and restrictions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property, known as 1324 ARDEE AVENUE, NASHVILLE, TN 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal 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.

Witness my hand this 12th day of September, 2013.

Kathleen S. Christian, Trustee of the Roy T. Christian and or Kathleen S. Christian Revocable Living Trust.

KATHLEEN S. CHRISTIAN, TRUSTEE OF THE
ROY T. CHRISTIAN AND/OR KATHLEEN S. CHRISTIAN
REVOCABLE LIVING TRUST

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 **Kathleen S. Christian, Trustee of the Roy T. Christian and/or Kathleen S. Christian, Revocable Living Trust**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 12th day of **SEPTEMBER, 2013.**

My commission expires: 5/5/2015

Lee A. Cohen
Notary Public

