BILL GARRETT, Davidson County
Trans:T20130090723 DEEDWARR
Recvd: 10/22/13 11:04 2 pgs
Fees:13.00 Taxes:314.50
20131022-0110063

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

The actual consideration or value, whichever is greater, for this transfer is 85,000.00

Affiant

Subscribed and sworn to before me, this 10th day of October, 2013.

Notary Public

My commission expires: 1-11-17

STEPHANIE MCPEAK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
HARPETH ESCROW, LLC
117 TWO MILE PIKE
GOODLETTSVILLE, TN 37072

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
JOHN D SIMMONS	New Owner	**05205006600**
402 EMMITT DRIVE		
MADISON, TN 37115		

FOR AND IN 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 ACKNOWLEDGE, WE,

STANLEY CLAUDE CARVER, DIANNE CARVER PORTER and KENNETH F CARVER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JOHN D SIMMONS, unmarried

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:

Being Lot No. 35 of Block "I", on the Revised Plan of Power & Roth's Madison Park Subdivision, of record in Book 843, Page 7, Register's Office for said County. Said Lot fronts 60 feet on the southerly side of Emmett Avenue and runs back between lines, 261 feet, more or less, on the east line, 243 feet, more or less, on the west line to the center line of Gidson's Creek on which it measures 60 feet.

BEING THE SAME PROPERTY CONVEYED TO CLAUDINE CARVER AND WIFE, MARY LOUISE CARVER BY WARRANTY DEED FROM KERMIT DRAPER AND WIFE, VIOLA A DRAPER DATED 02/17/47 AND RECORDED ON 02/20/47 IN BOOK 1452, PAGE 397, SAID REGISTER'S OFFICE FOR SAID COUNTY. THE SAID CLAUDINE CAVER DIED ON 09/13/85 PER CERTIFICATE OF DEATH DATED 09/18/85, STATE OF TENNESSEE OFFICE OF VITAL RECORDS. THE SAID MARY LOUISE CARVER DIED ON 02/23/13 PER CERTIFICATE OF DEATH DATED 03/01/13, STATE OF TENNESSEE OFFICE OF VITAL RECORDS. MARY LOUISE CARVER IS SURVIVED BY CHILDREN STANLEY CLAUDE CARVER, DIANNE CARVER PORTER AND KENNETH F CARVER.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved (____) property known as 402 EMMITT DRIVE, MADISON, TN 37115.

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 in 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/our hand(s) this 10th day of October, 2013.

Stanley Claude Carver
STANLEY CLAUDE CARVER

Dianne Carver Porter
DIANNE CARVER PORTER

Dianne Carver Porter, Administrator
DIANNE CARVER PORTER, Administrator

Kenneth F Carver
KENNETH F CARVER

KEVIN M. BRADY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, STANLEY CLAUDE CARVER, DIANNE CARVER PORTER and KENNETH F CARVER, the within named Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of October, 2013.

Notary Public

My Commission Expires: 1/6/2015

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, DIANNE CARVER PORTER as Administrator to the ESTATE OF MARY LOUISE CARVER , the within named Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of October, 2013.

Notary Public

My Commission Expires: 1/6/2015

KEVIN M. BRADY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY