WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130099579 DEEDWARR
Recvd: 11/25/13 09:58 2 pgs
Fees:13.00 Taxes:536.13
20131125-0120772

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $144,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 19th DAY OF NOVEMBER, 2013.

Notary Public

MY COMMISSION EXPIRES: 10-05-15
(AFFIX SEAL)

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title And Escrow Series, LLC, 1550 N. Mt. Juliet Road, Ste 110, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jarris Gavin Jareth Carter and Aneika Addie Carter	Owner	075-07-0-140.00
(NAME)	(NAME)	
501 Dutchmans Dr		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 acknowledged, I/WE, **Rex E. Leland and Sandra Leland, (formerly known as Sandra L. Soloman) husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Jarris Gavin Jareth Carter and Aneika Addie Carter, husband and wife**, 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:

Land in Davidson County, Tennessee, being Lot No. 102 on the Plan of Highlands Of Tulip Grove Section 3A, of record in Book 5210, page 229, Register's Office for said County.

Said Lot No. 102, which is a corner Lot, fronts 108.93 feet on the westerly margin of Dutchmans Drive and fronts 67.40 feet on the northerly margin of Mercer Drive, said frontage being joined by a curve having a length of 36.21 feet, and extends back 154.81 feet on the northerly line and 104.98 feet on the westerly line to a point of intersection.

BEING the same property conveyed to Rex E. Leland and Sandra L. Solomon by Warranty Deed dated July 13, 2001 from Katie S. Vaughan, unmarried dated July 13, 2001, of record in Instrument No. 20010726-0079565, Register's Office for Davidson County, Tennessee.

By virtue of marriage, the said Sandra L. Soloman, now known as Sandra Leland.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 501 Dutchmans Dr, Hermitage, TN 37076

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, has 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 15 day of November 2013.

Rex E. Leland

Sandra Leland

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned authority, **Rex E. Leland and Sandra Leland**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15 day of November, 2013.

Notary Public

My commission expires: _____

ROBBIN TEASLEY
Notary Public
Davidson County, State of Tennessee
My Commission Expires September 9, 2014