BILL GARRETT, Davidson County
Trans:T20140011499 DEEDWARR
Recvd: 02/19/14 08:34 2 pgs
Fees:13.00 Taxes:668.59
20140219-0014042

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 180,700.00

Karen Heavener
Affiant

Subscribed and sworn to before me, this 14th day of February, 2014.

Tammy D. Mellons
Notary Public

My commission expires: 3-8-16

TAMMY D MELLONS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4711 TROUSDALE DRIVE, STE 120
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
TERRI B. BORDERS	Terri B. Borders	**08304009900**
2311 CARTER AVENUE	1019 Stirlingshire DR.	
NASHVILLE, TN 37206	Hendersonville, TN 37075	

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,

TEATRA T. IVY and husband, VERNON IVY

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

TERRI B. BORDERS, 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 a tract of land on the Northerly side of Carter Avenue and being parts of lots 54 & 55 on the plan of Brownsville of record in Plat Book 21, Page 9, R.O.D.C.T and being all of the property described in Book 10352, Page 321, Register's Office, Davidson County, Tennessee.

Said part of lots join and front together 88 feet in the centerline of Carter Avenue and run back between parallel lines 485 feet to a line in the rear measuring 88 feet.

BEING THE SAME PROPERTY CONVEYED TO TEATRA T. IVY AND HUSBAND, VERNON IVY BY WARRANTY DEED FROM MICAHEL S. ROGERS AND WIFE, COURTNEY L.D. ROGERS DATED 04/17/98 AND RECORDED ON 04/22/98 IN BOOK 10894, PAGE 976, SAID REGISTER'S OFFICE FOR SAID COUNTY.

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 2311 CARTER AVENUE, 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 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 14th day of February, 2014.

TEATRA T. IVY

VERNON IVY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, TEATRA T. IVY and VERNON IVY, the within named Grantor(s), 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 14th day of February, 2014.

Notary Public

My Commission Expires: 7-24-17

DAVID R. A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY