BILL GARRETT, Davidson County
Trans:T20140016699 DEEDWARR
Recvd: 03/12/14 10:57 2 pgs
Fees:13.00 Taxes:166.50
20140312-0020666

Return to:
Belle Meade Title & Escrow Company
109 Kenner Avenue, Suite 201
Nashville, TN 37205
Box #26B
BMTE FILE 14638

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS
The Bonnabrook Hermitage Carter Land Trust 8011 Brooks Chapel Rd. #971 Brentwood, TN 37027	New Owner	07513002400
This instrument prepared by: Robert J. Notestine III, Attorney at Law, 109 Kenner Avenue, Suite 201, Nashville, TN 37205.		

WARRANTY D E E D

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Thomas Haynes Carter, personal representative of the The Estate of Helon Edith Carter (The "Grantor") has bargained and sold, and by these presents do transfer and convey unto The Bonnabrook Hermitage Carter Land Trust, Premier Consulting, Inc., Trustee (The "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 448, SECTION FIVE, HERMITAGE HILLS, as shown on plat of record in Plat Book 3300, Pages 1 and 2, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Haynes B. Carter and wife, Helon S. Carter by Deed of Record in Book 4363, Page 680, Davidson County Register's Office, the said Haynes B. Carter having died August 19, 1978, leaving his widow, Helon S. Carter, as the surviving tenant by the entirety. Helon S. Carter has since died on January 26, 2006, and her Last Will and Testament has been approved in the Probate Court for Davidson County, Tennessee, Probate Docket #13P1722. Thomas Haynes Carter was appointed by the Probate Court as personal representative and is conveying the interest of the Estate and his interest as Personal Representative to the Grantee named above, pursuant to Article II of the Last Will and Testament of Helon S. Carter.

This is improved real property located on 212 Bonnabrook Drive, Hermitage, Tennessee 37076.

This conveyance is subject to the following:

1. Taxes for the year 2014 for Davidson County, Tennessee.
2. Matters shown on the plat of Walker Heights Subdivision, as recorded in Plat Book 3300, Pages 1-2, said Register's Office for Davidson County, Tennessee.

(STATE OF TENNESSEE)
(COUNTY OF DAVIDSON)
(
(The actual consideration or value, whichever is greater
(for this transfer is $45,000.00.
(
(
(Subscribed and sworn to before me
(this 6th day of March, 2014.
(
(
(My Commission Expires: _____

_____
Affiant

_____
Notary Public

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 8, 2017

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor is further covenant and binds itself, its successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, its successors and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 6th day of March, 2014.

THE ESTATE OF HELON EDITH CARTER

BY: Thomas Haynes Carter
Thomas Haynes Carter, personal representative

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}
Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Thomas Haynes Carter with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the personal representative of The Estate of Helon Edith Carter, and that he as such personal representative executed the foregoing instrument for the purposes therein contained, by signing the name of the Estate by himself/herself as personal representative.

WITNESS my hand and official seal at Nashville, Tennessee this 6th day of March, 2014.

_____
Notary Public

My Commission Expires: _____

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 8, 2017