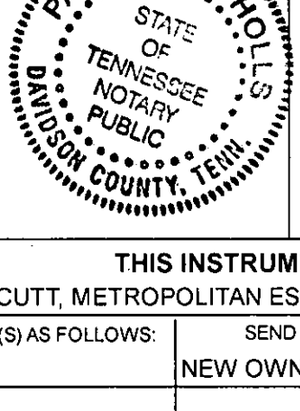
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 50,000.00

Scott A. Carter
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of March, 2014.

Patricia Nicholls
Notary Public:

MY COMMISSION EXPIRES: 8/23/16
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Scott A. Carter	NEW OWNER	Parcel ID:
409 Dominion Ct.		05202009200
Franklin, TN 37067		

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, we

Lindell R. Graves Sr., unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Scott A. Carter , married
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. 13 and the East 20 feet of Lot No. 12 and the West 30 feet of Lot No. 14, Block "C", on the Revised Map of Rainbow Terrace Subdivision, as of record in Book 1130, Page 85, Register's Office for said County.

SAID Lot and said parts of said lots adjoin and front together 100 feet on the South side of Carmel Avenue and run back between parallel lines 145 feet to a dead line in the rear.

Being the same property conveyed to Lindell R. Graves, Sr., a single person, by deed from Old Hickory Credit Union of record in Book 8290, Page 831, said Register's Office.

This conveyance is made subject to: (1) 2014 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 1130, Page 85, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 628 Carmel Ave., 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 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 March, 2014.

Lindell R. Graves Sr.

BILL GARRETT, Davidson County
Trans:T20140017087 DEEDWARR
Recvd: 03/13/14 11:59 2 pgs
Fees:13.00 Taxes:185.00

20140313-0021078

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 Lindell R. Graves Sr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 12th day of March, 2014.

My Commission Expires: 8/23/16

Notary Public

