This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 212
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 27th day of March, 2014, by and between **Shannon Cater, Mildred Sparkman, John Cater, III as Conservator for Joan L Cater, by Circuit Court Order at Docket Number 07P787, John L Cater III**, party of the first part, and Elizabeth Bennett, Single party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Being the northerly 20 feet of Lot No. 113, and the southerly 20 feet of Lot No.112, on the plan of Oakwood Park, as of record in Book 421, Page 12, Register's Office for Davidson County, Tennessee.

Said parts of Lots Nos. 113 and 112, adjoin and front together 40 feet on the westerly side of North Sixth Street and run back between parallel lines 165 feet to an alley.

Being all or part of the same property conveyed to Shannon Cater, Mildred Sparkman, Joan Cater and John L. Cater, III by virtue of that certain Will Deed dated May 13, 1996, at Instrument No. 20010326-0028534 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2014 Davidson **County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.**

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Shannon Cater
Shannon Cater

Mildred Sparkman
Mildred Sparkman

John Cater III Conservator for Joan L Cater
John Cater, III as Conservator for Joan L Cater, by Circuit Court Order at Docket Number 07P787

John L Cater III
John L Cater, III

Davidson County DEEDWARR
Recvd: 03/28/14 14:01 3 pgs
Fees:18.00 Taxes:347.80
20140328-0025853

STATE OF Tennessee
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Shannon Cater, Mildred Sparkman, John L Cater III** to me known to be the person(s) described in and who executed the foregoing instrument and acknowledged that he/she/they executed the same for the purposes therein contained.

WITNESS my hand and seal, this 27th day of March, 2014.

Notary Public

My commission expires: _____

A. R. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JUNE 21, 2016

STATE OF Tennessee
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **John Cater, III as Conservator for Joan L Cater, by Circuit Court Order at Docket Number 07P787,**to me known to be the person(s) described in and who executed the foregoing instrument and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and seal, this 27th day of March, 2014.

Notary Public

My commission expires: _____

A. R. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JUNE 21, 2016

Property Owner & Address: Elizabeth Bennett

Tax Parcel No 07116020600

Property Address: 1210 N 6th Street
Nashville, TN 37207

MAIL TAX
BILLS TO: Elizabeth Bennett
1210 N 6th St
Nashville TN 37207

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $94,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 27th day of March, 2014.

Notary Public

My Commission Expires: _____

A. R. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JUNE 21, 2016

Certificate of Authenticity

I, Cari Allen, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Cari Allen

Signature

State of Tennessee

County of Davidson

Personally appeared before me, A.R. Turner, a notary public for this county and state, Cari Allen who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

A.R. Turner

Notary's Signature

My Commission Expires:

A.R. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JUNE 21, 2016