RECORD AND RETURN TO:
Harpeth Escrow, LLC
117 Two Mile Pike
Goodlettsville, TN 37072

KEVIN M. BRADY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 83,000.00

Affiant

Subscribed and sworn to before me, this 26th day of June, 2014.

Notary Public

My commission expires: 1/6/2015

BILL GARRETT, Davidson County
Trans:T20140048096 DEEDWARR
Recvd: 07/07/14 11:24 2 pgs
Fees:13.00 Taxes:307.10
20140707-0059373

THIS INSTRUMENT WAS PREPARED BY
HARPETH ESCROW, LLC
117 TWO MILE PIKE
GOODLETTSVILLE, TN 37072

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
FRED L. CARTER	**FRANKLIN AMERICAN MORTGAGE**	**06002012400**
3107 RICHMOND HILL DRIVE	**501 CORPORATE CENTRE DRIVE, STE 400**	
NASHVILLE, TN 37207	**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 ACKNOWLEDGE, WE,

LUCILLE J. WILLIAMS, a widow

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

FRED L. CARTER, a married man as his sole and separate property

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 95 ON THE PLAN OF PARKWOOD ESTATES, SECTION 1, OF RECORD IN BOOK 2900, PAGE 120, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT 95 FRONTS 85 FEET ON THE SOUTHERLY MARGIN OF RICHMOND HILL DRIVE AND RUNS BACK BETWEEN LINES MEASURING 111.2 FEET ON THE EASTERLY SIDE 158.5 FEET ON THE WESTERLY SIDE TO A DEAD LINE IN THE REAR ON WHICH IT MEASURES 68.6 FEET.

BEING THE SAME PROPERTY CONVEYED TO BILLY E. WILLIAMS and wife, LUCILLE J. WILLIAMS BY DEED FROM ELWYN OTIS PIERCE, JR. AND WIFE, NANCY PATRICIA PIERCE, DATED 08/11/1977 AND RECORDED ON 08/16/1977 IN BOOK 5184, PAGE 607, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THE SAID BILLY E. WILLIAMS AKA BILLY EDWARD WILLIAMS DIED ON DECEMBER 23, 2012 PER CERTIFICATE OF DEATH DATED JANUARY 07, 2013, STATE OF TENNESSEE OFFICE OF VITAL RECORDS.

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 3107 RICHMOND HILL DRIVE, NASHVILLE, TN 37207.

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 26th day of June, 2014.

Lucille J. Williams
LUCILLE J. WILLIAMS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, LUCILLE J. WILLIAMS, 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 26th day of June, 2014.

Notary Public

My Commission Expires: 1/6/2015

KEVIN M. BRADY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY