BILL GARRETT, Davidson County
Trans:T20140052416 DEEDWARR
Recvd: 07/21/14 13:08 2 pgs
Fees:13.00 Taxes:414.40

20140721-0064493

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $112,000.00

Karen Heavener
Affiant

Subscribed and sworn to before me, this 18TH DAY OF JULY, 2014.

Tammy D. Mellons
Notary Public

MY COMMISSION EXPIRES: 3-8-16
(AFFIX SEAL)

TAMMY D MELLONS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

| ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME) | SEND TAX BILLS TO: | MAP-PARCEL NUMBER |
|---|---|---|
| Gladis E. Lackey, an unmarried person | SWBC Mortgage Corporation (NAME) | 03312006000 |
| 404 Janette Avenue (ADDRESS) | 213 Overlook Circle, Ste. A-4 (ADDRESS) | |
| Goodlettsville, TN 37072 (CITY) (STATE) (ZIP) | Brentwood, TN 37027 (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we John Michael Carter and Cynthia Darlene Carter, husband and wife, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Gladis E. Lackey, an unmarried person, hereinafter called the Grantees, their heirs and assigns, that 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. 218, ON THE PLAN OF GATEWOOD SUBDIVISION, SECTION I, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 3300, PAGE 47-52, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO JOHN MICHAEL CARTER, UNMARRIED BY DEED FROM GRETA WARD, REBECCA JUDAH AND VIRGINIA HIGHFILL OF RECORD IN BOOK 11285, PAGE 390, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

2014 DAVIDSON COUNTY TAXES A LIEN, NOT YET DUE AND PAYABLE.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 404 Janette Avenue, Goodlettsville, TN 37072
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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/our hand(s) this 18th day of July, 2014.

**WARRANTY DEED**
(Continued)

John Michael Carter

Cynthia Darlene Carter

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Michael Carter, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 18th day of July, 2014.

Notary Public

My Commission Expires: 3-27-18

MORGAN O'NEILL
STATE OF TENNEESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally apprered before me, the undersigned, a Notary Public in and for said County and State, Cynthia Darlene Carter, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfacory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 16th day of July, 2014.

Notary Public

My commission expires: 3-27-18

MORGAN O'NEILL
STATE OF TENNEESSEE NOTARY PUBLIC
WILSON COUNTY

**RETURN TO:**
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072