WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $184,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of July, 2014.

Notary Public

MY COMMISSION EXPIRES: 1-9-2016 (AFFIX SEAL)

BOX 50-B

PREPARED BY: RETURN TO:
RANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Eugene Humes	JP Morgan Chase	09802003600
(NAME)	(NAME)	
5220 Lana Renee Court	1111 Polaris Pkwy	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Columbus, OH 43240	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans: T20140053230 DEEDWARR
Recvd: 07/23/14 12:27 2 pgs
Fees: 13.00 Taxes: 680.80

20140723-0065439

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Abby E. Miller Carter and Husband, Kyle R. Carter**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Eugene Humes and Terri Humes, Husband and Wife**, hereinafter called the GRANTEE(S), their heirs and/or 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. 75 on the plan of Phase I, Roxborough East, as shown by plat of record in Plat Book 7900, Page 311, as amended in Plat Book 8250, page 359, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Abby E. Miller, an unmarried woman by Warranty Deed dated 02/14/2011 from Charlene S. Richardson, unmarried of record in Instrument 201102180013806, Register's Office for Davidson County, Tennessee.

The said Abby E. Miller having since married is now known as Abby E. Miller Carter.
Abby E. Miller and Abby E. Miller Carter are one in the same person.

The said Kyle R. Carter joins in this conveyance to waive any and all rights he has in said property.

All matters as set forth per Plat Book 7900, Page 311, as amended in Book 8250, Page 359, said Register's Office.

Restrictive Covenants of record in Book 8727, Page 739, said Register's Office.

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

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 5220 Lana Renee Court, Hermitage, TN 37076

(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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 our hands this 21st day of July, 2014.

Abby E. Miller Carter

Kyle R. Carter

State of Tennessee
County of Wilson

Personally appeared before me Abby E. Miller Carter and Kyle R. Carter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 21st day of July, 2014.

Notary Public
My Commission Expires: 8.14.17

TRACEY TRUMPHOUR
STATE OF TENNEESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122