BILL GARRETT, Davidson County
Trans:T20140054600 DEEDWARR
Recvd: 07/29/14 09:32 2 pgs
Fees:13.00 Taxes:610.50
20140729-0067118

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00

Affiant

Subscribed and sworn to before me, this 25TH DAY OF JULY, 2014.

Notary Public

MY COMMISSION EXPIRES: 3-27-18

(AFFIX SEAL)

MORGAN O'NEILL STATE OF TENNESSEE NOTARY PUBLIC WILSON 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 NUMBERS
Randall Wallace, Jr. and Courtney Wallace, husband and wife	First Community Mortgage, Inc.	01700010600
	(NAME)	
2717 Lower Walkers Creek Road	275 Robert Rose Drive	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Murfreesboro, TN 37129	
(CITY) (STATE) (ZIP)	(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 Bryan E. Carter and wife, Jaclyn Carter, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Randall Wallace, Jr. and Courtney Wallace, husband and wife, 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 THE 10TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, DESCRIBED ACCORDING TO A SURVEY MADE BY J. R. ALLEY, SURVEYOR, JANUARY 13, 1965, AS FOLLOWS: BEGINNING AT A POINT IN THE CENTER OF LOWER WALKER'S CREEK ROAD, SAID POINT BEING THE NORTHEAST CORNER OF THE PROPERTY CONVEYED TO J. V. HIFT BY DEED OF RECORD IN BOOK 3836, PAGE 580, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE WITH THE CENTER OF SAID ROAD NORTH 37 DEGREES 30 MINUTES EAST 362.5 FEET TO THE SOUTHEAST CORNER OF THE PROPERTY CONVEYED TO E. F. AYDELOTTE BY DEED OF RECORD IN BOOK 3862, PAGE 667, SAID REGISTER'S OFFICE; THENCE WITH AYDELOTTE'S SOUTHERN BOUNDARY LINE NORTH 65 DEGREES 58 MINUTES WEST 306.5 FEET TO A POST AND SOUTH 74 DEGREES 15 MINUTES WEST 453 FEET TO A POINT IN THE EASTERLY LINE OF PROPERTY CONVEYED TO JOHN ADDISON PARRISH BY DEED OF RECORD IN BOOK 3898, PAGE 42, SAID REGISTER'S OFFICE; THENCE WITH SAID PARRISH'S LINE SOUTH 5 DEGREES 35 MINUTES WEST 191 FEET TO A POST, HITT'S NORTHWEST CORNER; THENCE WITH HITT'S NORTHERN BOUNDARY LINE SOUTH 78 DEGREES 32 MINUTES EAST 510 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO BRYAN E. CARTER, UNMARRIED BY WARRANTY DEED FROM JOHN E. MORGAN, UNMARRIED, OF RECORD BY INSTRUMENT NO. 20090601-0049788, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

JACLYN CARTER JOINS IN THIS CONVEYANCE FOR THE PURPOSE OF CONVEYING ALL RIGHT, TITLE AND INTEREST IN AND TO SAID PROPERTY, MARITAL OR OTHERWISE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2014 AND SUBSEQUENT YEARS.

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

unimproved ( )
This is improved (X) property, known as 2717 Lower Walkers Creek Road, 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

WARRANTY DEED
(Continued)

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 25th day of July, 2014.

Bryan E. Carter

Jaclyn Carter

STATE OF Tennessee

COUNTY OF Davidson

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

Witness my hand and official seal, this the 25th day of July, 2014.

Notary Public

My Commission Expires: 3-27-18

MORGAN O'NEILL
STATE OF TENNEESSEE NOTARY PUBLIC
WILSON COUNTY

(SEAL)

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