STATE OF TENNESSEE
COUNTY OF DAVIDSON The actual consideration or value whichever is greater, for this transfer is $16,000.00

Subscribed and sworn before me, this the _____day of June 2014.

_____
Affiant

My Commission expires:_____
(Affix Seal)

_____
Notary Public

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY: **ROBERT GREENE, ATTORNEY** 208 Third Avenue N. Suite 500, Nashville, Tennessee 37201	
ADDRESS OF NEW OWNER: Johnny Burroughs, et. ux.	SEND TAX BILLS TO Same
2409 Lloyd Avenue	(Name)
(Street Address) Nashville, Tennessee 37218	(Street Address)
(City) (State) (Zip Code)	(City) (State) (Zip Code)
MAP & Parcel 08107025900	

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 CONSIDERATION THE RECIEPT OF WHICH IS HEREBY ACKNOWLEDGED, **HERMAN E. CARTER, JR. UNMARRIED, MARLON JESSIE CARTER, UNMARRIED, BOBBY CARTER JONES, REGINA CARTER, UNMARRIED STEVE CARTER, UNMARRIED, MARIO ANTONIO CARTER, UNMARRIED, TONIE MORROW, UNMARRIED, TIMOTHY L. HUGHES, SR. UNMARRIED AND TAMEKA T. CARTER, UNMARRIED, HEREINAFTER CALLED GRANTORS HAVE BARAGAINED AND SOLD , AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO JOHNNY BURROUGHS, AND WIFE, LINDA BURROUGHS HEREINAFTER CALLED GRANTEES, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOW:**

LEGAL DESCRIPTION ATTACHED HERETO MARKED AS EXHIBIT "A" INCORPORATED HEREIN BY REFERNCE AND MADE A PART HEREOF..

THIS IS IMPROVED PROPERTY KNOWN AS 1819 15TH Avenue North Nashville, TN, 37208.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estate title and interest thereto belonging to the said GRANTEE, his 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 our hands this 3rd day of June 2014

BILL GARRETT, Davidson County
Trans:T20140055724 DEEDWARR
Recvd: 07/31/14 14:16 6 pgs
Fees:33.00 Taxes:59.20
20140731-0068518

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 16,000.00
Robert Greene Affiant
Subscribed and sworn before me this the
31 Day of July, 2014.
Abby Smith, Deputy Register

HERMAN E. CARTER, JR.

Herman E. Carter, Jr.

by: Gail L Demonbreun

BY: GAIL DEMONBREUN, ATTY.-IN-FACT

MARLON JESSIE CARTER

Marlon Jessie Carter

by Gail L Demonbreun

BY: GAIL DEMONBREUN, ATTY.-IN-FACT

BOBBY CARTER JONES

Bobby Carter Jones

by: Gail L Demonbreun

BY: GAIL DEMONBREUN, ATTY.-IN-FACT

REGINA CARTER

Regina Carter

by: Gail L Demonbreun

BY: GAIL DEMONBREUN, ATTY.-IN-FACT

STEVE CARTER

Steve Carter

by: Gail L Demonbreun

BY: GAIL DEMONBREUN, ATTY.-IN-FACT

MARIO ANTIONO CARTER

Mario Antiono Carter

by Gail L Demonbreun

BY: GAIL DEMONBREUN, ATTY.-IN-FACT

TONIE MORROW

Tonie Morrow

by: Gail L Demonbreun

BY: GAIL DEMONBREUN, ATTY.-IN-FACT

FACT

TIMOTHY L. HUGHES, SR.

Timothy L. Hughes, Sr.

by Gail L Demonbreun

BY: GAIL DEMONBREUN, ATTY.-IN-

TAMEKA CARTER

Tameka Carter

by: Gail L Demonbreun

BY: GAIL DEMONBREUN, ATTY.-IN-FACT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 3rd day of June 2014, before me personally appeared Gail Demonbreun to me known or proved on the basis of satisfactory evidence to be the person who executed the foregoing instrument in behalf of Herman E. Carter, Jr. and acknowledged that she executed the same as the free act and deed of Herman E. Carter, Jr.

Witness my hand and official seal at Nashville, Tennessee, this 3rd day of June, 2014.

Notary Public

My Commission Expires: 1-9-18

ROBERT GREENE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires January 9, 2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 3rd day of June 2014, before me personally appeared Gail Demonbreun to me known or proved on the basis of satisfactory evidence to be the person who executed the foregoing instrument in behalf of Marlon Jessie Carter and acknowledged that she executed the same as the free act and deed of Marlon Jessie Carter.

Witness my hand and official seal at Nashville, Tennessee, this 3rd day of June, 2014.

Notary Public

My Commission Expires: 1-9-18

ROBERT GREENE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires January 9, 2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 3rd day of June 2014, before me personally appeared Gail Demonbreun to me known or proved on the basis of satisfactory evidence to be the person who executed the foregoing instrument in behalf of Bobby Carter Jones and acknowledged that she executed the same as the free act and deed of Bobby Carter Jones.

Witness my hand and official seal at Nashville, Tennessee, this 3rd day of June, 2014.

Notary Public

My Commission Expires: 1-9-18

ROBERT GREENE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires January 9, 2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 3rd day of June 2014 before me personally appeared Gail Demonbreun to me known or proved on the basis of satisfactory evidence to be the person who executed the foregoing instrument in behalf of Regina Carter and acknowledged that she executed the same as the free act and deed of Regina Carter.

Witness my hand and official seal at Nashville, Tennessee, this 3rd day of June, 2014.

Notary Public

My Commission Expires: 1-9-18

ROBERT GREENE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires January 9, 2018

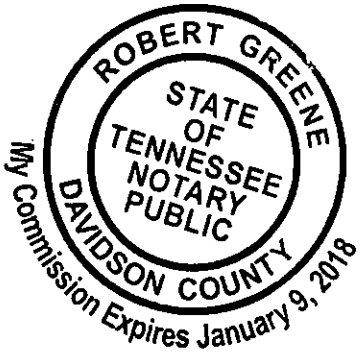
STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 3rd day of June 2014, before me personally appeared Gail Demonbreun to me known or proved on the basis of satisfactory evidence to be the person who executed the foregoing instrument in behalf of Steve Carter and acknowledged that he executed the same as the free act and deed of Steve Carter.

Witness my hand and official seal at Nashville, Tennessee, this 3rd day of June, 2014.

Notary Public

My Commission Expires: 1-9-18



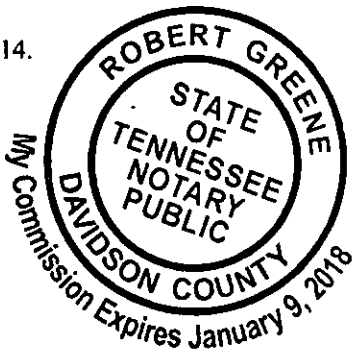
STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 3rd day of June 2014 , before me personally appeared Gail Demonbreun to me known or proved on the basis of satisfactory evidence to be the person who executed the foregoing instrument in behalf of Marion Antonio Carter and acknowledged that she executed the same as the free act and deed of Mario Antonio Carter.

Witness my hand and official seal at Nashville, Tennessee, this 3rd day of June, 2014.

Notary Public

My Commission Expires: 1-9-18



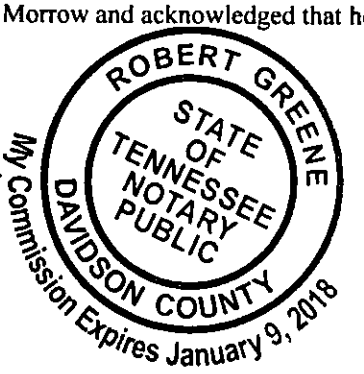
STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 3rd day of June 2014, before me personally appeared Gail Demonbreun to me known or proved on the basis of satisfactory evidence to be the person who executed the foregoing instrument in behalf of Tonie Morrow and acknowledged that he executed the same as the free act and deed of Tonie Morrow.

Witness my hand and official seal at Nashville, Tennessee, this 3rd day of June, 2014.

Notary Public

My Commission Expires: 1-9-18



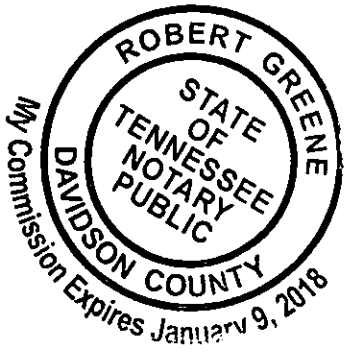
STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this _____ day of June 2014, before me personally appeared Gail Demonbreun to me known or proved on the basis of satisfactory evidence to be the person who executed the foregoing instrument in behalf of Timothy L. Hughes, Sr. and acknowledged that she executed the same as the free act and deed of Timothy L. Hughes, Sr.

Witness my hand and official seal at Nashville, Tennessee, this 3rd day of June, 2014.

Notary Public

My Commission Expires: 1-9-18



STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 3rd day of June 2014, before me personally appeared Gail Demonbreun to me known or proved on the basis of satisfactory evidence to be the person who executed the foregoing instrument in behalf of Timothy L. Hughes, Sr. and acknowledged that she executed the same as the free act and deed of Timothy L. Hughes, Sr.

Witness my hand and official seal at Nashville, Tennessee, this 3rd day of June, 2014.

My Commission Expires: 1-9-18

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 3rd day of June 2014, before me personally appeared Gail Demonbreun to me known or proved on the basis of satisfactory evidence to be the person who executed the foregoing instrument in behalf of Tameka T. Carter. and acknowledged that she executed the same as the free act and deed of Tameka T. Carter.

Witness my hand and official seal at Nashville, Tennessee, this 3rd day of June, 2014.

My Commission Expires: 1-9-18

Notary Public

ROBERT GREENE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 9, 2018

Exhibit "A"

LAND IN Davidson County, Tennessee being the Northerly 33 1/3 feet of Lot No. 18 and the Map of Menees' Subdivision of lot No. 8 of the Thomas Woodard Subdivision as of record in Book 161, page 44, Register's Office for said County.

Said part of Lot fronts 33 1/3 feet on the westerly side of 15th Avenue South and runs back 116.8 feet on the northerly line and 115.8 feet more or less on the southerly line, to an alley in the rear measuring 33 1/3 feet thereon.

Being the same property conveyed to James A. Majors and Wife, Eddie G. Majors by Deed from W.J. Driver as Administrator of Veteran Affairs of record in Book 4255, page 9 dated June 19,1968, said Register's Office and by Decree for Redemption of record as Instrument No. 20100303-0016327, said Register's Office. James A. Majors has since died leaving Eddie G. Majors as surviving tenant by the entirety. Eddie G. Majors died intestate on or about October 26, 2002, leaving Herman E. Carter, Jr., Marlon Jessie Carter, Bobby Carter Jones, Regina Carter, Steve Carter Mario Antonio Carter, Tonie Morrow, Timothy L. Hughes, Sr. and Tameka T. Carter, as her only heirs –at-law. For further reference, see Affidavit of Heirship if record as Instrument No. 20140219-0014063, corrected as Instrument No. 20140731-0068508, said Register's Office.