WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/22/14 14:39 6 pgs
Fees:33.00 Taxes:539.83
20140922-0086867

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS,
$ 145,900.00

Affiant

Subscribed and sworn to before me this 17th day of September, 2014.

Notary Public
My Commission expires: 7/6/15
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
The 2314 Carter Avenue Trust	SAME	083-04-0-174.00
P.O. Box 160772		
Nashville, TN 37216		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Virginia Raye Parrish, , William H. Carman, Coleman W. Carman, Jr., and Dorothy Faye Harrison, individually and as Executrix, being the surviving heirs at law of The Estate of Maggie M. Carman**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Amanda Dean, as Trustee for The 2314 Carter Avenue Trust**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being part of Lot No. 52 on the map of Brownsville, as of record in Book 21, page 9, Register's Office for said county, described as follows:

Beginning at an iron pin on the southerly margin of Carter Street, 102 feet west of the northwest corner of Lot No. 25 of the Rosebank Subdivision, as of record in Book 547, page 48, said Register's Office; thence with said street, westwardly 60 feet to an iron pin , the northeast corner of the property conveyed to Raymond M. Jones and wife by deed from R.J. Bozeman, of record in Book 1628, page 238, said Register's Office; thence with the easterly line of said Jones' property, southwardly 155 feet to an iron pin, and continuing in the same direction 146 ft, in all 301 ft.; thence eastwardly and parallel with the southerly margin of Carter St., 60 feet to point 102 feet, more or less, west of the southwest corner of said Lot No. 25 of the Rosebank Subdivision; thence northwardly 301 feet to the beginning.

Being the same property conveyed to Coleman W. Carman and Maggie McKee Carman by deed from Lawrence P. Davis and wife, Mary Evelyn Davis on August 1, 1954 of record in Book 2293, page 123, Register's Office for Davidson County, Tennessee. Coleman W. Carman died on December 15, 1971, leaving proprty to Maggie McKee Carman by right of survivorship. Maggie M. Coleman having died testate on May 9, 2014, a resident of Davidson County, Tennessee. Her Last Will and Testament was admitted to probate by the Probate Court of Davidson County, Tennessee on June 19, 2014 at Cause No. 14P1092. Dorothy Faye Harrison, qualified and was appointed Executor of the Estate of Maggie M. Carman on July 7, 2014 by the Probate Court for said County.

The property is subject to any and all existing easements and restrictions as shown of record.

This is improved property known as: 2314 Carter Avenue, Nashville, TN 37206

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 September 17, 2014.

Estate of Maggie M. Carman

Dorothy Faye Harrison, individually and as Executrix

Virginia Raye Parrish

William H. Carman

Coleman W. Carman, Jr.

STATE OF IL

COUNTY OF Kendall

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Virginia Raye Parrish**, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this September 17, 2014

My commission expires 8/22/17

Notary Public

TODD E. KENIG
OFFICIAL SEAL
Notary Public - State of Illinois
My Commission Expires
August 22, 2017

STATE OF _____

COUNTY OF _____

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Dorothy Faye Harrison**, individually and as Executrix of The Estate of Maggie M. Carman, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this September ____, 2014

My commission expires _____

Notary Public

STATE OF _____

COUNTY OF _____

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **William H. Carman**, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this September ____, 2014

My commission expires _____

Notary Public

STATE OF _____

COUNTY OF _____

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Coleman W. Carman, Jr.** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this September ____, 2014

My commission expires _____

Notary Public

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 September 17th, 2014.

Estate of Maggie M. Carman

Dorothy Faye Harrison, individually and as Executrix

Virginia Raye Parrish

William H. Carman

Coleman W. Carman, Jr.

STATE OF _____

COUNTY OF _____

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Virginia Raye Parrish**, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this September ____, 2014

My commission expires _____

_____
Notary Public

STATE OF Texas

COUNTY OF Dallas

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Dorothy Faye Harrison**, individually and as Executrix of The Estate of Maggie M. Carman, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this September 16, 2014

My commission expires Sept. 1, 2017

Michael S. Rangel
Notary Public

MICHAEL S RANGEL
My Commission Expires
September 1, 2017

STATE OF Texas

COUNTY OF Dallas

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **William H. Carman**, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this September ____, 2014

My commission expires _____

_____
Notary Public

STATE OF _____

COUNTY OF _____

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Coleman W. Carman, Jr.** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this September ____, 2014

My commission expires _____

_____
Notary Public

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 September 17th, 2014.

Estate of Maggie M. Carman

Dorothy Faye Harrison, individually and as Executrix

Virginia Raye Parrish

William H. Carman

Coleman W. Carman, Jr.

STATE OF _____

COUNTY OF _____

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Virginia Raye Parrish**, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this September ____, 2014

My commission expires _____

_____
Notary Public

STATE OF _____

COUNTY OF _____

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Dorothy Faye Harrison**, individually and as Executrix of The Estate of Maggie M. Carman, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this September ____, 2014

My commission expires _____

_____
Notary Public

STATE OF Tennessee

COUNTY OF Sumner

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **William H. Carman**, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this September 17th, 2014

My commission expires 7.23.18

Rebecca B Rogers
Notary Public

REBECCA B. ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF _____

COUNTY OF _____

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Coleman W. Carman, Jr.** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this September ____, 2014

My commission expires _____

_____
Notary Public

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 September 17th, 2014.

Estate of Maggie M. Carman

Dorothy Faye Harrison, individually and as Executrix

Virginia Raye Parrish

William H. Carman

Coleman W. Carman Jr.
Coleman W. Carman, Jr.

STATE OF _____

COUNTY OF _____

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Virginia Raye Parrish**, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this September ____, 2014

My commission expires _____

_____
Notary Public

STATE OF _____

COUNTY OF _____

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Dorothy Faye Harrison**, individually and as Executrix of The Estate of Maggie M. Carman, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this September ____, 2014

My commission expires _____

_____
Notary Public

STATE OF _____

COUNTY OF _____

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **William H. Carman**, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this September ____, 2014

My commission expires _____

_____
Notary Public

STATE OF Tennessee

COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Coleman W. Carman, Jr.** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this September 17, 2014

My commission expires March 08, 2016

Marcia N. Davis
Notary Public

MARCIA N. DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Carl E. Dunphy, II, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 1-6-2015

CARL E. DUNPHY II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
1-6-2015
STATE OF TENNESSEE