This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 212
Nashville, TN 37214

Davidson County DEEDWARR
Recvd: 10/15/14 14:51 2 pgs
Fees:13.00 Taxes:370.00
20141015-0095351

WARRANTY DEED

THIS INDENTURE made and entered into this 14th day of October, 2014, by and between Carol A Bailey, party of the first part, and Carter Realty Investments, General Partnership, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee being Lot Number 29 on the Plan of Edge-O-Lake Estates, Section 20-A, of record in Plat Book 5200, Page 183, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being all or part of the same property conveyed to Carol A. Bailey by virtue of that certain Quit Claim Deed recorded, at Instrument No. 20141015-0095350 in the Register's Office of Davidson County, Tennessee. Seller warrants that this property has not been used as her primary residence.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: existing restrictions recorded in Book 5460, Page 269 and Book 5496, Page 697 all being of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Carol A Bailey

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Carol A Bailey, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 14th day of October, 2014.

Notary Public

My Commission Expires: 7-3-17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address:	Carter Realty Investments **P.O. Box 1633** Mt Juliet, TN 37121
Tax Parcel No	13613012000
Property Address:	3037 Goodwin Dr Nashville, TN 37217
MAIL TAX BILLS TO:	Carter Realty Investments **P.O. Box 1633** **Mt Juliet, TN 37121**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $100,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Christopher Cat
AFFIANT

SUBSCRIBED AND SWORN TO before me this 14th day of October, 2014.

Notary Public

My Commission Expires: 7-3-17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Gail Hudson, 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.

Gail Hudson
Signature

State of Tennessee
County of Davidson

Personally appeared before me, Ashlee D. Page, a notary public for this county and state, Gail Hudson who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Ashlee D. Page
Notary's Signature

My Commission Expires: 9-10-18

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY