BILL GARRETT, Davidson County
Trans:T20140085377 DEEDWARR
Recvd: 11/12/14 14:25 2 pgs
Fees:13.00 Taxes:1480.00
20141112-0104440

Prepared By & Return To:
Clarity Title, LLC
100 Hazel Path Suite C
Hendersonville, T N 37075
14-10024D

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 4th DAY OF NOVEMBER, 2014.

Notary Public

Commission Expiration: 2/28/17

LYNNE WARD
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Dr. Russell Carter	Dr. Russell Carter	
Dr. Shelby Timmons	Dr. Shelby Timmons	
1715 Ashwood Ave.	1715 Ashwood Ave.	10416013600
Nashville, TN 37212	Nashville, TN 37212	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Caroline C. Kiev, fka Caroline C. Carter, and husband, Gary Kiev

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Dr. Russell Carter and Dr. Shelly Timmons, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND 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. 109 and the westerly 2 1/2 feet of Lot No. 1110 on the Revised Plan of George W. Blair's Subdivision of Belmont Heights, as of record in Book 332, page 117, Register's Office for said County.
Said Lot No. 109 and the westerly part of Lot No. 110 front together 57 1/2 feet on the southerly side of Ashwood Avenue and extend back between parallel lines with the easterly margin of 18th Avenue South 174.7 feet to an alley.

Being the same property conveyed to Caroline C. Carter on 04/29/1980 by deed from Ralph Jerry Christian and wife, Victoria Gabrys Christian, filed for record on 05/02/1980 in Book 5597, page 560, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as 1715 Ashwood Ave, Nashville, TN 37212

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 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 hand this 3rd day of November, 2014.

Caroline C Kiev
fka Caroline C. Carter
Caroline C. Kiev fka Caroline C. Carter

Gary Kiev
Gary Kiev

STATE OF ~~TENNESSEE~~ Virginia
COUNTY OF Nelson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Caroline C. Kiev, fka Caroline C. Carter, and husband, Gary Klev,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Afton, ~~Tennessee~~ Virginia this 3rd day of November, 2014.

Patricia F Copper
Notary Public

Commission Expiration: 6-30-2017

PATRICIA F COPPER
Notary Public
Commonwealth of Virginia
7259651
My Commission Expires Jun 30, 2017

PATRICIA F COPPER
Notary Public
Commonwealth of Virginia
7259651
My Commission Expires Jun 30, 2017

p. 2 Warranty Deed