BILL GARRETT, Davidson County
Trans:T20140090973 DEEDWARR
Recvd: 12/04/14 14:38 2 pgs
Fees:13.00 Taxes:795.50
20141204-0111340

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $215,000.00 Affiant Subscribed and sworn to before me, this the 1st day of December, 2014. Notary Public My commission expires: 7-3-17

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Kevin Solaka	Regions Mortgage	
1210 North 6th Street	2050 Parkway Office Circle	07116020600
Nashville, TN 37207	Birmingham, AL 35244	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **ELIZABETH BENNETT, MARRIED***, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KEVIN SOLAKA, UNMARRIED,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 the northerly 20 feet of Lot No. 113, and the southerly 20 feet of Lot No. 112, on the Plan of Oakwood Park, of record in Plat Book 421, page 12, Register's Office for Davidson County, Tennessee.

Said parts of Lot Nos. 113 and 112 adjoin and front together 40 feet on the westerly side of North Sixth Street and run back between parallel lines 165 feet to an alley.

Being the same property conveyed to John L. Cater, Jr. and wife, Shirley M. Cater by deed from Thomas D. Ewing, Jr. and wife, Martyna Norris Ewing, of record in Book 4069, page 532, Register's Office for Davidson County, Tennessee. The said John L. Cater, Jr. having been predeceased by his wife, leaving him as the surviving tenant by the entirety. John L. Cater, Jr. died November 5, 1999, and by his Last Will and Testament of record in Instrument Number 20010326-0028534, Register's Office for Davidson County, Tennessee, devised the subject property to his children, Mildred Sparkman, Joan Cater, John L. Cater, III and Shannon Cater.

Being the same property conveyed to Elizabeth Bennett, single by deed from Shannon Cater, Mildred Sparkman, John Cater, III, as Conservator for Joan L. Carter, by Circuit Court Order at Docket Number 07P787, John L. Cater III of record in Instrument No. 20140328-0025853 Register's Office for Davidson County, Tennessee, dated March 27, 2014 and recorded on March 28, 2014.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 1210 North 6th Street, Nashville, TN 37207.

**The property is not the residence of seller or any spouse of seller.*

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 1st day of December, 2014.

Elizabeth Bennett

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Elizabeth Bennett, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 1st day of December, 2014.

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017

Notary Public