WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150002480 DEEDWARR
Recvd: 01/12/15 10:29 2 pgs
Fees:13.00 Taxes:679.22
20150112-0002939

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $183,572.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF January, 2015.

Notary Public

MY COMMISSION EXPIRES: 10/18/2016
(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Broker Title & Escrow, LLC, 58 Music Square West, Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Catherine Jacobs	Franklin American Mortgage Company	119-01-0 267.00
(NAME)	(NAME)	
1250 Clay Street, Apt. 304	501 Corporate Centre Drive, Suite 400	
(ADDRESS)	(ADDRESS)	
San Francisco, CA 94108	Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, THAT **WE, VICTORIA A. CARTER, [illegible], AND WILLIAM A. CARTER, V, MARRIED,*** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CATHERINE JACOBS, A MARRIED WOMAN,** 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 Lots 43 and 44, Map of Subdivision of Lots No. 7, 8, 9 and 10 and Part of 6, 11, 12 and 13, Cumberland Nurseries Plan, as shown on plat of record in Plat Book 332, Page 36, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property

Being the same property conveyed to Victoria A. Rosa, NKA Victoria A. Carter and William A. Carter, V, both unmarried by Warranty Deed from Chrystina M. Howard, unmarried and Alison L. Dunn, recorded on the 12th day of August, 2009 in Instrument No. 20090812-0076050, and as corrected in an affidavit of correction of record in Instrument No. 20150112-0002938, in the Register's Office of Davidson County, Tennessee.

*to each other

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations

This is:						
Improved	property, known as	114 Rose Street	Nashville, TN 37210			
		(House Number)	(Street)	(P.O. Address)	(City or Town)	(Postal Zip)

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 our hands this 6 day of January, 2015.

Victoria A. Carter

William A. Carter, V

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, **Victoria A. Carter,** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 6 day of January 2015.

JOHN A. BELL JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 10, 2018

Notary Public

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, **William A. Carter, V.**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 6 day of January, 2015.

JOHN A. BELL JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 10, 2018

Notary Public