BILL GARRETT, Davidson County
Trans:T20150006778 DEEDWARR
Recvd: 01/28/15 09:27 2 pgs
Fees:13.00 Taxes:185.00
20150128-0007978

This Instrument Prepared By: /return to
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

Return To:
_____
_____
_____

Warranty Deed

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO:
The Senter Enterprises Group, LLC	New Owner	
3053 Barnes Bend Dr.		
Antioch, TN 37013		86-1-38.00

For good and valuable consideration received, **Trywanna Rena' Carter, Administratrix of the Estate of Alvin Douglas Carter, Jr.** by these presents does transfer and convey by Oder of record in the Probate Court of **Davidson** County, Tennessee, being **Case No. 14P1414,** unto the Grantee, **The Senter Enterprises Group, LLC**, all of the right, title and interest in and to that certain tract or parcel of land in **Davidson** County, Tennessee, belonging to **Alvin Douglas Carter, Jr.,** described as follows:

Land in Davidson County, Tennessee, being Lot 146, DODSON HEIGHTS, as shown on plat of record in Plat Book 2900, Page 113, 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 by Warranty Deed from Preston L. Campbell and wife, Josephine C. Campbell to Alvin Douglas Carter, Jr. and wife, Brenda Cheryl Carter as recorded on the 17th day of July, 1986 in Deed Book 6920, Page 389, Register's Office of Davidson County, Tennessee. The said Brenda Cheryl Carter having died on June 12, 2003. The said Alvin Douglas Carter, Jr. having since died on August 21, 2014 as referenced by Probate filed on the 25th day of August, 2014, Case No. 14P1414, Seventh Circuit Court for Davidson County, Tennessee. Said Trywanna Rena' Carter as Administratrix of The Estate of Alvin Douglas Carter being authorized to sell and convey subject property as set out in Order of record in the Seventh Circuit Court, Case No. 14P1414, Probate Court Division, for Davidson County, Tennessee.

This is improved property known as **6015 Panama Drive, Hermitage, TN 37076.**

This conveyance is subject to any and all matters shown on plat of record in Plat Book 2900, Page 113; and Deed of Easement of record in Book 7464, Page 275, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, its heirs and assigns forever. And the Grantor covenants with the Grantee that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that same is unencumbered except as stated above. And the Grantor does further covenant and bind herself as Administratrix of the **Estate of Alvin Douglas Carter, Jr.** its heirs and assigns, to warrant and forever defend the title to said land to the Grantee, its heirs and assigns, against the lawful claims of all persons whomsoever.

Witness my hand this 23rd day of January 2015.

Trywanna Rena' Carter, Administratrix

STATE OF Tennessee
COUNTY OF Davidson

On this the 23rd day of January, 2015, before me personally appeared Trywanna Rena' Carter, Administratrix of the Estate of Alvin Douglas Carter, Jr., to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be her free act and deed.

Witness my hand and official seal, this the 23rd day of January, 2015.

Notary Public

My Commission Expires: 3-6-18

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $50,000.00.

Affiant

Subscribed and sworn to before me this 23rd day of January, 2015.

Notary Public

My Commission Expires: 10/10/2016

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY