WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150009432 DEEDWARR
Recvd: 02/06/15 09:07 2 pgs
Fees:13.00 Taxes:825.10
20150206-0011180

CAROL T BAKER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $223,000.00

Tracy Perry
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF Feb, 2015

Notary Public

MY COMMISSION EXPIRES: 3/24/17
(AFFIX SEAL)

MST 2014-1111

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Traci L. Lyman	New Owner	14202017700
(NAME)	(NAME)	
7404 Harness Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **James C. Carter, Jr. and Steve Steakley,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Traci L. Lyman, unmarried,** 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:

BEING Lot No. 222, on the Plan of Cross Timbers, Section 4, as of record in Book 4175, page 54, as amended in Book 4345, page 409, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to James C. Carter, Jr. and Steve Steakley, joint tenants with rights of survivorship, by Warranty Deed of John M. Hardin and wife, Joan Lou Hardin and of record in Instrument No. 20140721-0064428, said Register's Office.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, 2015 tax a lien on 01/01/2015 but not yet due and payable. All matters as set forth on the plat of record in Plat Book 4175, page 54 and as amended in Book 4345, page 409, Register's Office for said County. Terms, provisions, options, rights of first refusal, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions recorded Book 4317, page 284, Book 4345, page 409 and Book 4475, page 130, Register's Office of Davidson County, TN.

This property, known as 7404 Harness Drive, Nashville, TN 37221
(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 my/our hand(s) this 3rd DAY OF Feb, 2015.

James C. Carter, Jr.

Steve Steakley by James C. Carter, Jr. as his attorney in fact

Steve Steakley by James C. Carter, Jr. as his attorney in fact

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James C. Carter, Jr. with whom I am personally acquainted (or provided 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, this the 3rd day of Feb, 2015.

Notary Public

My Commission Expires: 7-5-16

YVETTE LYNN MELDRUM STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public, and for State and County, personally appeared Jamie C. Carter, Jr., Attorney in fact for Steve Steakley, with named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged the he executed the foregoing instrument of behalf of and as attorney in fact for the said Steve Steakley, as his free act and deed for the purposes therein contained, said power of attorney of record in Book *, Page _____, Register's Office of Davidson County, Tennessee.

*20150206-0011179

Witness my hand and official seal this 3rd day of Feb, 2015

Notary Public

My Commission Expires: 7-5-16

YVETTE LYNN MELDRUM STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON