15-1-007

BILL GARRETT, Davidson County
Trans:T20150016003 DEEDWARR
Recvd: 03/04/15 13:32 2 pgs
Fees:13.00 Taxes:187.96
20150304-0019009

Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this 27th day of February, 2015 by and between, Rhonda Fay Blake, hereinafter referred to as GRANTOR, and Carter Realty Investments, hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES the following described property lying in City of Nashville, County of Davidson, State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, and being more particularly described as follows, to wit:

Being Lot No. 32 on the Map of the First Addition of Miro Meadows, as of record in Book 1424, page 106, Register's Office for said County, to which map reference is here made for a more complete description.

Being the same property conveyed to Rhonda Fay Blake by Quitclaim Deed from Brenda Blake, now known as Brenda Elkins, dated Jun 16, 2014, recorded June 24, 2014, of record in Instrument No. 20140624-0054828, Register's Office for Davidson County, Tennessee. See also Affidavit of Heirship for Russell Lee Blake of record in Instrument No. 20140602-0047001, Register's Office for Davidson County, Tennessee.

Previously being the same property conveyed to Russell L. Blake and wife, Brenda Blake, by Warranty Deed from Herbert E. White and wife, Alene White, dated December 5, 1975, recorded December 11, 1975, of record in Book 4978, page 753, Register's Office for Davidson County, Tennessee. Russell L. Blake and Brenda Blake having since divorced by Final Decree, Case No. 80D-1094, Circuit Court for Davidson County, Tennessee. The said Russell L. Blake having died intestate on April 8, 2014.

This is [X]improved [ ]unimproved property known as: 1207 Catina Drive, Nashville, TN 37217

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Rhonda Fay Blake
Rhonda Fay Blake

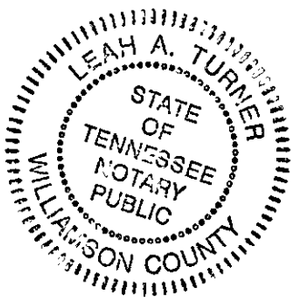
INDIVIDUAL
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said county and state, Rhonda Fay Blake, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed.

Witness my hand, at office, this 27th day of February, 2015.

Notary Public

My Commission Expires: My Commission Expires October 30, 2016



Name and Address of Property Owner:
Carter Realty Investments
1207 Catina Drive,
Nashville, TN 37217

Send Tax Statements to:
Carter Realty Investments
P.O. Box 1633
Mt. Juliet, TN 37121

Map & Parcel 120-01-055.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

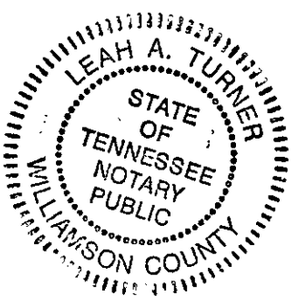
I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $50,800.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 27th day of February, 2015.

Notary Public

My Commission Expires: My Commission Expires October 30, 2016



RETURN TO:

Land Title South, Inc.
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Franklin, TN 37067

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