Davidson County DEEDWARR
Recvd: 03/24/15 08:03 2 pgs
Fees:13.00 Taxes:273.80
20150324-0024994

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 212
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 23rd day of March, 2015, by and between Dorothy J Morgan, by Carol Watson. Attorney In Fact, , party of the first part, and Carter Realty Investments, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 335 on the Plan of Parkwood Estates, Section 2, of record in Book 3300, Page 5, Register's Office for Davidson County, Tennessee.

Said Lot No. 335 fronts 35.35 feet on the southeasterly side of Wilmoth Court and extends back 147.5 feet on the northeasterly line and 159.7 feet on the southwesterly line to a broken line, measuring 162.8 feet thereon.

Being all or part of the same property conveyed to Mrs. Dorothy N. Chumbley by virtue of that certain Warranty Deed dated February 12, 1962, at Book 3341, Page 457 in the Register's Office of Davidson County, Tennessee. Dorothy N Cumbley is now known as Dorothy J Morgan.

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), their heirs and assigns forever; and I do covenant with the said GRANTEE(S) that I are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except for year 2015 Davidson County real property taxes, being a lien not yet due and payable; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Dorothy J. Morgan by Carol Watson attorney in fact
Dorothy J Morgan, by Carol Watson. Attorney In Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Dorothy J Morgan, by Carol Watson. Attorney In Fact and , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 23rd day of March, 2015.

Ashlee D. Page
Notary Public

My Commission Expires: 9-10-18

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address: Carter Realty Investments

P. O. Box 1633
Mt. Juliet, TN 37121

Tax Parcel No 05014015500

Property Address: 3214 Wilmoth Ct
Nashville, TN 37207

MAIL TAX BILLS TO: Carter Realty Investments

P. O. Box 1633
Mt. Juliet, TN 37121

Firm File #: 20150310

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $74,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Christopher H Carter
AFFIANT

SUBSCRIBED AND SWORN TO before me this 23rd day of March, 2015.

Ashlee D. Page
Notary Public

My Commission Expires: 9-10-18

ASHLEE D. PAGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Crystal Scott, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Ashlee D Page, a notary public for this county and state, Crystal Scott who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Ashlee D Page
Notary's Signature

My Commission Expires: 9-10-18