BILL GARRETT, Davidson County
Trans:T20150022663 DEEDWARR
Recvd: 03/27/15 15:12 8 pgs
Fees:43.00 Taxes:199.80
20150327-0026740

Return to:
Belle Meade Title & Escrow Company
109 Kenner Avenue, Suite 201
Nashville, TN 37205
Box #26B BMTE FILE 14881

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NO
Joseph L. Perry and Jannie C. Williams 1813 Underwood Street Nashville, TN 37208	New Owner	08115014400
This instrument prepared by: Christopher B. Fowler, Attorney at Law, 109 Kenner Avenue, Suite 201, Nashville, TN 37205.		

WARRANTY D E E D

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Carolyn J. Harris-Carter, Geoffrey Carter, Rebecca Carter individually and as beneficiaries of the Last Will and Testament of James P. Carter, Sr. (The "Grantors") and Rebekah Burton, Guardianship Administrator on behalf of Regions Trust as Court Appointed VA Guardian of the Estate of James Carter, pursuant to Order of Appointment in case number 09P685, Probate Court of Davidson County, Tennessee have bargained and sold, and by these presents does transfer and convey unto Joseph L. Perry and Jannie C. Williams (The "Grantees"), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Lot 47, J.M.T.J. and G.W. Hardings Plan, as shown on plat of record in the Plat Book 21, Page 80, in the Register's Office of Davidson County Tennessee, to which reference is hereby made for a more particular description of said property.

Being the same property conveyed to James P. Carter, married, by Warranty Deed from Jim Devault, unmarried of record in Instrument No.: 20090102-0000243, Register's Office for Davidson County, Tennessee.

This is improved real property located at 1813 Underwood Street, Nashville, Tennessee 37208.

This conveyance is subject to the following:

1. Taxes for the year 2015 for Davidson County, Tennessee.

2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of J.M.T.J. and G.W. Hardings Plan, as recorded in Plat Book 21, Page(s) 80, but deleting any covenant, condition or restriction indicating a preference limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

(STATE OF TENNESSEE)
(COUNTY OF DAVIDSON)
(
(The actual consideration or value, whichever is greater
(for this transfer is $54,000.00.
(
(
(Subscribed and sworn to before me
(this 25 day of February, 2015.
(
(My Commission Expires: March

Joseph L. Perry
Affiant

Notary Public

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

And Grantors do covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantors are further covenant and binds themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever. Notwithstanding the foregoing, Regions Trust does not join in any of the warranties and covenants made by the Grantors in this Deed but, instead, joins in this Deed as the Court-Appointed VA Guardian of James Carter solely for the purpose of conveying any interest James Carter has or may have in and to the subject real property, all in accordance with the Order Approving Real Estate Contract which was entered on February 11, 2015, in the VA Guardianship of James P. Carter, Docket No. 09P-685, in the Seventh Circuit Court of Davidson County, Tennessee (Probate Division).

Witness my hand this _____ day of _____, 2015.

Carolyn J. Harris-Carter

Carolyn J. Harris-Carter
By: Ross Browner, Attorney in Fact

Ross Browner (Atty in fact)

Rebecca Carter

Geoffrey Carter

Regions Trust, VA Guardian of James Carter

By: RBurton

Rebekah Burton, Guardianship Administrator

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Ross Browner with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, executed the foregoing instrument on behalf of Carolyn J. Harris-Carter and who acknowledged that he executed the same as the free act and deed of the said Carolyn J. Harris-Carter.

WITNESS my hand and official seal at Nashville, Tennessee, this 25th **day of** March **2015.**

NOTARY PUBLIC

My Commission Expires:_____

CHRISTOPHER B FOWLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

MY COMMISSION EXPIRES:
JULY 2, 2018

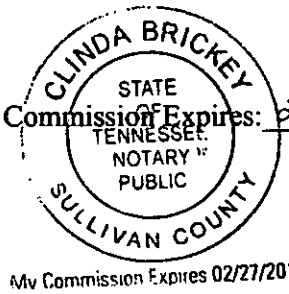
STATE OF TENNESSEE
COUNTY OF SULLIVAN

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Rebekah Burton, Guardianship Administrator, on behalf of Regions Trust as Court Appointed VA Guardian of the estate of James Carter, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained as a Guardianship Administrator on behalf of Regions Trust.

WITNESS my hand and official seal at Nashville, Tennessee this 10 day of March, 2015.

Clinda Brickey
Notary Public

My Commission Expires: 2/27/2016



My Commission Expires 02/27/2016

(STATE OF TENNESSEE)
(COUNTY OF DAVIDSON)
(
(The actual consideration or value, whichever is greater
(for this transfer is $54,000.00.
(
(Affiant
(Subscribed and sworn to before me
(this _____ day of February, 2015.
(
(My Commission Expires: _____ Notary Public

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

And Grantors do covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantors are further covenant and binds themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever. Witness my hand this 12th day of February, 2015.

Carolyn J. Harris-Carter
By: Ross Browner, Attorney in Fact

Geoffrey Carter

Rebecca Carter

Allen Wolfe, as Trustee on behalf of the James P. Carter, Sr., M.D. Special Needs Trust

STATE OF Virginia
COUNTY OF Albemarle

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Geoffrey Carter with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Charlottesville, VA this 12th day of February, 2015.

Notary Public

My Commission Expires: 9/30/2015

JANE K LIGHTFOOT
Notary Public
Commonwealth of Virginia
7093874
My Commission Expires Sep 30, 2015

(STATE OF TENNESSEE)
(COUNTY OF DAVIDSON)
(
(The actual consideration or value, whichever is greater
(for this transfer is $54,000.00.
(
(Affiant
(Subscribed and sworn to before me
(this _____ day of February, 2015.
(
(My Commission Expires: _____ Notary Public

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

And Grantors do covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantors are further covenant and binds themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever. Witness my hand this 13th day of February, 2015.

Carolyn J. Harris-Carter
By: Ross Browner, Attorney in Fact
Rebecca J. Carter
Rebecca Carter

Geoffrey Carter

Allen Wolfe, as Trustee on behalf of the James P. Carter, Sr., M.D. Special Needs Trust

STATE OF Rhode Island
COUNTY OF Providence

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Rebecca Carter with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Providence, Rhode Island this 13th day of February, 2015.

Notary Public

My Commission Expires: July 9, 2018

Kyle LaMarine
Notary Pubic, Rhode Island
My Commission Expires July 9, 2018
Notary I.D. 756840