BILL GARRETT, Davidson County
Trans:T20150024441 DEEDWARR
Recvd: 04/02/15 13:35 2 pgs
Fees:13.00 Taxes:591.63
20150402-0028893

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 402
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 27th day of March, 2015, by and between Carter Realty Investments, , party of the first part, and Johnny Giles, ~~Married~~, party of the second part.

* and Mary James, Husband and wife

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 Number 29 on the Plan of Edge-O-Lake Estates, Section 20-A, of record in Plat Book 5200, Page 183, Register's Office in Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being all or part of the same property conveyed to Carter Realty Investments by virtue of that certain Warranty Deed dated October 14, 2014, at Instrument No. 20141015-0095351 in the amount of $100,000.00 in the Register's Office of Davidson County, Tennessee.

Being the same property previously conveyed to Carol A. Bailey by virtue of Quit Claim Deed dated October 4, 2014 at Instrument No. 20141015-0095350 in the amount of $.00 in the said Register's Office.

Being the same property previously conveyed to Bridget A. Bailey and Carol A. Bailey by virtue of Special Warranty Deed dated December 16, 2004 at Instrument No. 20041220-0151056 in the amount of $106,000.00 in the said Register's Office.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we 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/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/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.

Christopher H Carter

Christopher H. Carter
Managing Partner of Carter Realty Investments

STATE OF TN
COUNTY OF Davidson

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified,*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. *Christopher H. Carter, Managing Partner of Carter Realty Investments

WITNESS my hand and official seal at office this 27th 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: Johnny Giles

3037 Goodwin Drive
Nashville, TN 37217

Tax Parcel No 13613012000

Property Address: 3037 Goodwin Dr
Nashville, TN 37217

MAIL TAX BILLS TO: Owner at Property Address

Firm File #: 20150312

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 $159,900.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 27th day of March, 2015.

Notary Public

My Commission Expires:

A. R. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JUNE 21, 2015