BILL GARRETT, Davidson County
Trans:T20150025784 DEEDWARR
Recvd: 04/07/15 13:56 2 pgs
Fees:13.00 Taxes:307.10
20150407-0030598

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 2nd day of April, 2015, by and between Ronald Keith Terry, 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:

Being Lot No. 168 on the Plan of Forest View Park Subdivision, Section I, as of record in Book 3700,Pages 109 and 110, Register's Office for said county.

Said Lot No. 168 fronts 87.0 feet on the easterly margin of Forest View Drive and runs back between lines measuring 145.0 feet on the northerly line and 173.86 feet on the southerly line to a dead line measuring 74.70 feet thereon.

Being all or part of the same property conveyed to Ronald Keith Terry by virtue of that certain Affidavit of Heirship Deed dated December 19, 2014, at Instrument No. 20141226-0117922 in the Register's Office of Davidson County, Tennessee.

Being the same property previously conveyed to James W. Terry and Joyce A. Terry by virtue of Warranty Deed dated November 6, 1968 at Book 4287, Page 885 in the said Register's Office. James A Terry died February 17, 2014 leaving Joyce A Terry as the remaining tenant by the entirety. Joyce a Terry died December 3, 2014.

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 am 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, 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.

Ronald Keith Terry

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Ronald Keith Terry and , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 2nd day of April, 2015.

Notary Public

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9-10-18

Property Owner & Address: Carter Realty Investments

PO Box 1633
Mt. Juliet, TN 37121

Tax Parcel No 15009004200

Property Address: 2623 Forest View Drive
Antioch, TN 37013

MAIL TAX BILLS TO: **Carter Realty Investments**

PO Box 1633
Mt. Juliet, TN 37121

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 $83,000.00 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 2nd day of April, 2015.

Ashlee D. Page
Notary Public

My Commission Expires: 9-10-18

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY