This Instrument Prepared By:
Rebecca T. Garland
85 WhiteBridge Road, Suite 100-B
Nashville, Tennessee 37205

PREPARED FROM INFORMATION
SUPPLIED BY THE PARTIES

WARRANTY DEED

Address of New Owner:
Michael Joseph Carter and
Katherine Carter Sandlin
815 Hamblen Drive
Madison, TN 37115

MORTGAGEE:

BILL GARRETT, Davidson County
Trans:T20150029029 DEEDWARR
Recvd: 04/17/15 11:25 3 pgs
Fees:18.00 Taxes:46.25
20150417-0034189

Send Tax Bills To:

1758 Linda Lane
Maryville, TN 37803

Map and Parcel No.
33-11-46

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt and sufficiency of which is hereby acknowledged, **Marie T. Anderson** ("Grantor"), by these presents does hereby transfer, sell and convey to **Michael Joseph Carter and Katherine Carter Sandlin** ("Grantees"), their heirs and assigns, all of her one-eighth right, title and interest in a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 210 on the plan of Primrose Acres, Section 3, of record in Book 2900.age 71, Register'S Office for Davidson County, Tennessee.

Said Lot No. 210 fronts 130 feet on the northwesterly side of Hamblin Drive and extends back252.3 feet on the northeasterly line and 209.5 feet on the southwesterly line to a dead line, measuring 181 feet thereon.

Being the same property conveyed to Thurman Lee Whittsett, Marie T. Anderson, Paul Clement Carter, Katherine Carter Sandlin, and Michael Joseph Carter by Executor's Deed of record in Instrument No. 20150226-0016542, Register's Office for Davidson County , Tennessee.

Marie T. Anderson herein confirms that the subject property is not her marital residence.

This conveyance is subject to (a) 2015 real property taxes not yet due and payable and assumed by the grantee(s); (b) all matters appearing on the plan of record; (c) restrictive covenants' (d) easements, and (e) applicable government and zoning regulations.

THIS IS IMPROVED PROPERTY commonly known as 815 Hamblen Drive, Madison, Tennessee 37115.

TO HAVE AND TO HOLD the said property, with the appurtenances, estate, title and

interest thereto belonging to the Grantees, their heirs and assigns, forever.

AND Grantor does hereby covenant with Grantees that he is lawfully seized and possessed of the said land in fee simple, has a good right to convey it, and the same is unencumbered except as shown herein.

AND Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to said real property to the Grantees their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Any rollback taxes or green belt assessments due as a result of this transfer shall be the sole responsibility of the Grantees.

IN WITNESS WHEREOF, the Grantor hereby affixes his signature on this the 13th day of April, 2015.

Marie T. Anderson

Marie T. Anderson

STATE OF TENNESSEE
COUNTY OF _____

The actual consideration for this transfer is $ 12,500.

Marie T. Anderson
Affiant

Sworn to and subscribed to before me,
this the 13 day of April, 2015.

Sandra L Hardin
Notary Public
My Commission Expires: 6-26-2017

SANDRA L. HARDIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF BLOUNT

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Blount

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Marie T. Anderson, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that she executed the foregoing Warranty Deed for the purposes therein contained.

Witness my hand and official seal this 13 day of April, 2015.

Sandra L Hardin
Notary Public

My Commission Expires: 6-26-2017

