WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150030418 DEEDWARR
Recvd: 04/22/15 10:26 2 pgs
Fees: 13.00 Taxes: 390.35
20150422-0035902

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $105,500.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 17TH DAY OF APRIL, 2015.

NOTARY PUBLIC

MY COMMISSION EXPIRES 1/20/19

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 15-1115B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Denis Turcios	Suntrust Mortgage, Inc	162-06-0-178.00
197 Ocala Dr.	901 Semmes Ave	
Nashville, TN 37211	Richmond, VA 23224	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

RANDELL W. CARTER AND ASHLEY C. REHORN, TENANTS IN COMMON

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

DENIS TURCIOS

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 203 on the Plan of Section Two, Fair Oaks of record in Plat Book 4460, Page (s) 52 and 53, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Leslie C. Carter by Quitclaim deed from Dudley W. Carter, unmarried of record in Book 8870, page 559, Register's Office for Davidson County, Tennessee, dated January 20, 1993 and recorded on February 22, 1993.

Further being the same property conveyed to Randell W. Carter and Ashley C. Rehorn, tenants in common, by Personal Representative's Quitclaim Deed, from Randell W. Carter as Personal Representative of the Estate of Leslie Karen Cathey Carter, pursuant to probate of record in Docket No. 14P1246, Circuit Court for Davidson County, Tennessee, of record in Instrument No. 20150408-0030732, Register's Office for Davidson County, Tennessee, dated April 6, 2015 and recorded on April 8, 2015.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which improvements are completed as defined by statute. We assume no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated, Section 67-5-603 et seq.

Taxes for the year 2015 a lien, not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 4460, Page (s) 52 and 53, Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 4556, Page 718, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Subject to the flow of any creeks, streams, or branches across subject property.

This is property known as 197 Ocala Dr., Nashville, TN 37211

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said 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.

Witness my hand on the 17th day of April, 2015.

Randell W. Carter

ASHLEY C REHORN, BY
Randell W Carter, ATTORNEY IN FACT

Ashley C. Rehorn

By: Randell W. Carter, Attorney-In-Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, RANDELL W. CARTER, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this 17th day of April, 2015.

Notary Public

J. Carlton Drumwright State of Tennessee Notary Public Williamson County

My Commission Expires: 10/2/17

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared RANDELL W. CARTER, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument on behalf of ASHLEY C. REHORN for the purposes therein contained, and who further proved to me that he is the **Attorney in Fact** for ASHELY C. REHORN, and is authorized by ASHELY C. REHORN to execute this instrument on her behalf.

Witness my hand and official seal, this 17th day of April, 2015.

Notary Public

My Commission Expires: 10/2/17

J. Carlton Drumwright State of Tennessee Notary Public Williamson County

File #: 15-1115B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027