G#27147-2

BILL GARRETT, Davidson County
Trans: T20150034970 DEEDWARR
Recvd: 05/06/15 11:41 2 pgs
Fees: 13.00 Taxes: 473.60
20150506-0041370

BOX #14

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $128,000.00

Sue Hinton Braswell
Affiant

Subscribed and sworn to before me, this 5TH DAY OF MAY, 2015.

Notary Public

MY COMMISSION EXPIRES: 2/13/17

(AFFIX SEAL)

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sue Hinton Braswell and John Kent Sundrud	Farmington Mortgage	02605011700
109 Cunniff Parkway (ADDRESS)	2002 Richard Jones Rd, Ste 300A (ADDRESS)	
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	Nashville, TN 37072 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we John M. Carter, unmarried , hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Sue Hinton Braswell and John Kent Sundrud, wife and husband, hereinafter called the Grantees, their heirs and assigns, that 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. 9 AND A PART OF LOT NOS. 10 AND 11, OF BLOCK "J" ON THE MAP OF THE THIRD ADDITION TO ROSCOE PLACE, AS OF RECORD IN BOOK 843, PAGE 64, REGISTER'S OFFICE FOR SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHERLY MARGIN OF HOLLYWOOD STREET AT THE COMMON CORNER OF LOT NOS. 8 AND 9 OF SAID SUBDIVISION; THENCE, IN A SOUTHERLY DIRECTION WITH THE LINE BETWEEN SAID LOTS 150 FEET TO A POINT; THENCE, EASTWARDLY 64 FEET TO A POINT, BEING THE COMMON CORNER OF LOT NOS. 9, 11 AND 12 OF SAID SUBDIVISION; THENCE, IN A NORTHERLY DIRECTION 150 FEET TO A POINT IN THE SOUTHERLY MARGIN OF HOLLYWOOD STREET; THENCE, WITH THE MARGIN OF THE SAME, WESTWARDLY 64 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO JOHN M. CARTER, MARRIED, BY DEED FROM LARRY BRYANT AND WIFE, NANCY JANE L. BRYANT, OF RECORD IN INSTRUMENT NO. 20140722-0064891, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2015 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 309 Hollywood Street, Goodlettsville, TN 37072
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, their heirs and assigns forever; and we do covenant with 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 is 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/our hand(s) this 5th day of May, 2015.

WARRANTY DEED
(Continued)

John M. Carter

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John M. Carter, unmarried , the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 5th day of May, 2015.

Notary Public

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 7/2/2018

(SEAL)

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072