WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150037740 DEEDWARR
Recvd: 05/15/15 08:18 2 pgs
Fees:13.00 Taxes:1370.48
20150515-0044668

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$370,400.00.**

Affiant

Subscribed and sworn to before me this 7th day of May, 2015

Notary Public
My Commission expires: 02/26/17
(Affix Seal)

NATHAN L. POWERS
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Eric Glen Vines	Magna Bank	083-04-0-174.00
2314 Carter Avenue	P.O. Box 172207	
Nashville, TN 37206	Memphis, TN 38187-0207	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Amanda Dean, as Trustee for The 2314 Carter Avenue Trust**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Eric Glen Vines, unmarried**, his heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being part of Lot No. 52 on the map of Brownsville, as of record in Book 21, page 9, Register's Office for said county, described as follows:

Beginning at an iron pin on the southerly margin of Carter Street, 102 feet west of the northwest corner of Lot No. 25 of the Rosebank Subdivision, as of record in Book 547, page 48, said Register's Office; thence with said street, westwardly 60 feet to an iron pin , the northeast corner of the property conveyed to Raymond M. Jones and wife by deed from R.J. Bozeman, of record in Book 1628, page 238, said Register's Office; thence with the easterly line of said Jones' property, southwardly 155 feet to an iron pin, and continuing in the same direction 146 ft, in all 301 ft.; thence eastwardly and parallel with the southerly margin of Carter St., 60 feet to point 102 feet, more or less, west of the southwest corner of said Lot No. 25 of the Rosebank Subdivision; thence northwardly 301 feet to the beginning.

Being the same property conveyed to Amanda Dean, as Trustee for The 2314 Carter Avenue Trust, by deed from Virginia Raye Parrish, William H. Carman, Coleman W. Carman, Jr., and Faye Harrison, individually and as Executrix, being the surviving heirs at law of The Estate of Maggie M. Carman, on September 17, 2014, of record in Instrument Number 20140922-0086867, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2015 and subsequent years a lien, but not yet due and payable.

This is improved property known as: **2314 Carter Avenue, Nashville, TN 37206**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this May 7, 2015.

The 2314 Carter Avenue Trust

By Amanda Dean, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Amanda Dean, Trustee** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this May 7, 2015

My commission expires 8/5/18

Notary Public

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY