This instrument prepared by and **Record and Return to:**
Parthenon Title Agency, LLC
85 White Bridge Road Suite 100-B
Nashville, TN 37205
(615) 829-5190

File No.: **15-1135**

BILL GARRETT, Davidson County
Trans:T20150044233 DEEDWARR
Recvd: 06/05/15 09:08 2 pgs
Fees:13.00 Taxes:545.75
20150605-0052693

WARRANTY DEED

THIS INDENTURE, made and entered into this **5/28/2015**, by and between **Michael Joseph Carter, and Katherine Carter Sandlin, and Thurman Lee Whitsett** parties of the first part, and **Jonna Holt, unmarried woman**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Madison**, County of **Davidson**, State of **Tennessee**, to wit:

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

Said Lot No. 210 fronts 130 feet on the northwesterly side of Hamblen Drive and extends back 252.3 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 Michael Joseph Carter and Katherine Carter Sandlin by Warranty Deed from Paul Clement Carter, dated 04/13/2015, of record in Instrument No. 20150417-0034188, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Michael Joseph Carter and Katherine Carter Sandlin by Warranty Deed from Marie T. Anderson, dated 04/13/2015, of record in Instrument No. 20150417-0034189, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Thurman Lee Whitsett 50% interest, Marie T. Anderson 12.5% interest, Paul Clement Carter 12.5 % interest, Katherine Carter Sandlin 12.5% interest, and Michael Joseph Carter, 12.5% interest by Executor's Deed from Marie T. Anderson, the Executrix for the Estate of Geraldine R. Whitsett, and Fred Whitsett, Authorized Agent for the co-tenant Thurman Lee Whitsett, dated 02/25/2015, of record in Instrument No. 20150226-0016542, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Geraldine R. Whitsett and Thurman Lee Whitsett, by Quitclaim Deed from Geraldine R. Whitsett, dated 04/23/2009, of record in Instrument No. 20090423-0037097, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Geraldine R. Whitsett by Quitclaim Deed from Geraldine R. Carter, dated 04/13/2015, of record in Instrument No. 20070416-0044927, Register's Office for Davison County, Tennessee.

Being the same property conveyed to George C. Carter and wife, Geraldine R. Carter by Warranty Deed from Gaines and Gregory Construction Company, Inc., dated 11/17/1960, of record in Book 3160, Page 285, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: All existing easements and restrictions of record

Parcel ID # **03311004600**

☒ Improved **815 Hamblen Drive, Madison, TN 37115**

☐ Unimproved property located at:

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the afore described real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, 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 of the day and year first above written.

Michael Joseph Carter

Katherine Carter Sandlin

Thurman Lee Whitsett

STATE OF **Tennessee**

COUNTY OF **Davidson**

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Michael Joseph Carter, and Katherine Carter Sandlin and Thurman Lee Whitsett** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her free Act and Deed.

Witness my hand and Notarial Seal this 28th day of May, 2015..

Notary Public

My Commission Expires: 5/8/17

REBECCA T. GARLAND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

****

Owner's Name: **Jonna Holt**

and Address: **815 Hamblen Drive, Madison, TN 37115**

Mail tax bills to **Primary Residential Mortgage, Inc.**
1480 North 2200 West
Salt Lake City, UT 84116

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$147,500.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF **Tennessee**
COUNTY OF **Davidson**

Subscribed and sworn to before me this 28th day of May, 2015..

Notary Public

My Commission Expires: 12-15-15

MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY