WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150048750 DEEDWARR
Recvd: 06/18/15 14:25 2 pgs
Fees:13.00 Taxes:943.50
20150618-0058389

P-AVE-15-97

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF JUNE, 2015.

Notary Public

MY COMMISSION EXPIRES: 6/18/16 (AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Robert J. Carter and Jennifer T. Carter	**Southeast Bank**	
(NAME)	(NAME)	**133-04-0-012.00**
97 Antioch Pike	**12700 Kingston Pike**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	**Farragut, TN 37934**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **JAMES EDWARD RADCLIFF AND TERI BROWDER-RADCLIFF, MARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **ROBERT J. CARTER AND WIFE, JENNIFER T. CARTER,** hereinafter called the Grantee(s), 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. 230 on the Plan of Glencoe Acres, Section II of record in Plat Book 1835, Page 136, 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 James Edward Radcliff and wife, Teri Browder-Radcliff by Warranty deed from Terry Randall Patterson and wife, Jamie Diane Patterson of record in Instrument No. 20110630-0050166 Register's Office for Davidson County, Tennessee, dated June 21, 2011 and recorded on June 30, 2011.

This conveyance is subject to:
- All matters shown on Plan of record in Plat Book 1835, Page 136;
- Restrictions of record in Book 2088, Page 534, as amended in Book 2105, Page 633;
- Easement too Southern Bell Telephone & Telegraph Company of record in Book 2099, Page 408, Register's Office for Davidson County, Tennessee; and
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **97 Antioch Pike , Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 17th DAY OF JUNE, 2015.

James Edward Radcliff

Teri Browder-Radcliff

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES EDWARD RADCLIFF AND TERI BROWDER-RADCLIFF, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17th of June, 2015.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212