BILL GARRETT, Davidson County
Trans:T20150055839 DEEDWARR
Recvd: 07/10/15 08:51 2 pgs
Fees:13.00 Taxes:721.50
20150710-0067033

WARRANTY DEED

THIS INSTRUMENT PREPARED BY Rick Piliponis, Music City Title & Escrow, LLC, 525 4th Avenue South, Nashville, TN 37210		
ADDRESS OF NEW OWNER(S) AS FOLLOWS: Robert Westin Iler 225 Morton Avenue Nashville, Tennessee 37211	SEND TAX BILLS TO: New Owner	MAP-PARCEL NUMBERS: 11914024100

FOR AND IN CONSIDERATION of the sum of ONE AND 00/100 ($1.00) DOLLAR, Cash in Hand paid by the hereinafter named GRANTEES and other good and valuable consideration, the receipt of which is acknowledged,

TARA HAWLEY CARTER, f/k/a Tara Hawley and husband, JAMES FRANKLIN CARTER, III

HEREINAFTER called the GRANTORS, have bargained and sold, and by these presents does transfer and convey unto

ROBERT WESTIN ILER
an unmarried man

HEREINAFTER called the GRANTEE, his heirs and assigns, a certain tract or parcel of land in **Davidson County** State of Tennessee, described as follows, to-wit:

Being Lot No. 42, on the Plan of William Lee Subdivision of Roth Property, of record in Plat Book 1130, Page 67, Register's Office for Davidson County, Tennessee.

Said Lot No. 42 fronts 60 feet on the southerly margin of Morton Avenue and extends back between parallel lines 185 feet to a dead line in the rear, measuring 60 feet thereon.

Being the same property conveyed to Tara Hawley by warranty deed from Robert J. Nevens, Jr., unmarried, of record in Instrument No.: 20050809-0094013 in the Register's Office for Davidson County, Tennessee.

James Franklin Carter, III joins in this conveyance to convey any and all marital property he may possess.

This conveyance is subject to Restrictive Covenants of record in Book 1300, Page 572, Register's Office for said County.

This is improved property known as **225 Morton Avenue, 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, his heirs and assigns, forever. And it does covenant with the said GRANTEE, that we are lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unencumbered. And it does further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HAND this the 30th day of June, 2015.

Tara Hawley Carter
TARA HAWLEY CARTER, f/k/a
Tara Hawley

James Franklin Carter III
JAMES FRANKLIN CARTER, III

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, **TARA HAWLEY CARTER, f/k/a Tara Hawley and JAMES FRANKLIN CARTER, III** with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument personally appeared before me and acknowledged under oath that he executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND NOTARIAL SEAL at office in the State and County aforesaid, this the 30th day of June, 2015.

SARAH CALK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2019

NOTARY PUBLIC
My Commission Expires: 01-08-2019

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $195,000.00.

AFFIANT

Sworn to and subscribed to before me this 1 day of July, 2015.

NOTARY PUBLIC

My Commission Expires:

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018