BILL GARRETT, Davidson County
Trans:T20150075237 DEEDWARR
Recvd: 09/03/15 09:30 2 pgs
Fees:13.00 Taxes:148.00
20150903-0089817

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd., Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $40,000.00

Affiant

Subscribed and sworn to before me, this 1st day of September, 2015.

Notary Public
My commission expires: 3-8-16

JONATHAN TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON CO.

Address of New Owner:	Send Tax Bills to:	Tax Information
Jessica Richards 3243 Crowe Drive Nashville, TN 37128	New Owner	080 08 0 02900

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Lora L. Carr, f/k/a Lora L. Walker,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Jessica Richards,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 329 on the Plan of Section One, Bordeaux Gardens of record in Plat Book 3300, Page 91, in the Register's Office for Davidson County.

Said Lot No. 329 fronts 60 feet on the westerly side of Crowe Drive and extends back 103.1 feet on the northerly line and 164 feet on the southerly line to a dead line in the rear on which it measures 79.05 feet.

Being the same property conveyed to Jerry W. Walker and wife, Lora L. Walker by warranty deed from William B. Young and wife, Juanita W. Young of record in Book 5320, page 59, Register's Office for Davidson County, Tennessee, dated 07/31/1978 and recorded on 08/04/1978.

The said Jerry W. Walker having since died on March 12, 2006, in Davidson County, Tennessee, leaving Lora L. Walker, his wife, surviving, as tenant by the entirety. Lora L. Walker is now known as Lora L. Carr, a married woman.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307, or other similar statute.

This property is improved property known as **3243 Crowe Drive, Nashville, TN, 37128**

This conveyance is subject to the following: (1) Taxes for the year 2015 a lien, not yet due and payable; (2) Subject to all matters shown on the Plan of record in Plat Book 3300, Page 91; (3) Easement to Southern Bell Telephone of record in Book 3501, Page 374 (4) Restrictions of record in Book 3465, Page 403; but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons, all of record in the Register's Office for Davidson County, Tennessee.

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this the 1st day of September, 2015.

Lora L. Carr

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Lora L. Carr, (f/k/a Lora L. Walker),** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at this the 1st of September, 2015.

Notary Public

My Commission expires: 3-8-16

JONATHAN TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON CO.

FILE NO: 2015083854