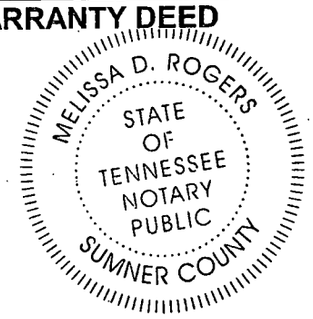
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $83,500.00

Joyce Ann Mammano
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of October, 2015

Melissa D. Rogers
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 2401 Memorial Blvd.
Springfield, TN 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Joyce Ann Mammano, Trustee of the Mammano Family Trust,	Joyce Ann Mammano, Trustee of the Mammano Family Trust,	165-14-20
(NAME)	(NAME)	
400 Raintree Dr	400 Raintree Dr	
(ADDRESS)	(ADDRESS)	
Hendersonville, TN 37075	Hendersonville, TN 37075	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20152155

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, Larry Albert Carter , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto Joyce Ann Mammano, Trustee of the Mammano Family Trust, November 2, 1989, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

BEING Lot No. 298 of the Revised Section Eleven on the Plan of Peppertree Forest of record in Plat Book 8250, page 118, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

BEING the same property conveyed to Larry Albert Carter and wife, Patricia A. Carter by Warranty Deed from Jerry D. Butler and wife, Georgia Butler, dated September 17, 1993 and filed of record in Book 9093, page 242, Register's Office for Davidson County, Tennessee. The said Larry Albert Carter and Patricia A. Carter divorced. Patricia A. Carter conveyed her interest in said land to Larry Albert Carter by Quitclaim Deed dated September 26, 1994 in Book 9475, page 298, and by Quitclaim Deed dated November 5, 2002 in Instrument 20021114-0141435, Register's Office for Davidson County, Tennessee. (See also quitclaim Deed from Milagros Casiano Carter to Larry Albert Carter, dated May 31, 2006 of record in Instrument 20060615-0071282, Register's Office for Davidson County, Tennessee

RESTRICTIONS:

This conveyance is made subject to restrictions appearing of record in Book 8678, page 509, and the by Laws appearing of record in Book 8757, page 623, Register's Office for said County, and to easements, setback lines and any matters as set out on the aforesaid subdivision plat, and Subject to Storm Water Detention Agreement of record in Book 8030, page 331, Register's Office for said County.

Unimproved ☐

This is improved ☒ property, known as 4693 Chutney Drive, Antioch, TN 37013
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

BILL GARRETT, Davidson County
Trans:T20150093681 DEEDWARR
Recvd: 11/03/15 12:06 2 pgs
Fees:13.00 Taxes:308.95
20151103-0111931

Witness my hand this 27th day of October, 2015

Larry A. Carter

Larry Albert Carter

STATE OF Tennessee)
County OF Robertson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Larry Albert Carter, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th of October, 2015.

Melissa D. Rogers

Notary Public
My Commission Expires: 4/19/19

MELISSA D. ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY