BILL GARRETT, Davidson County
Trans:T20150106036 DEEDWARR
Recvd: 12/16/15 08:51 2 pgs
Fees:13.00 Taxes:388.50
20151216-0126237

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,000.00.

Cheryl Mate
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF December, 2015.

Notary Public
MY COMMISSION EXPIRES: 5-20-17
File No. G15-3533D

KEVIN N. LOWRY STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Alice Carpenter and Joseph Carpenter (NAME)	Alice Carpenter Joseph Carpenter (NAME)	60-12-121
118B Hart Lane (STREET ADDRESS)	804 Crescent Hill Pl (STREET ADDRESS)	
Nashville, TN 37207 (CITY) (STATE) (ZIP)	Nashville TN 37206 (CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Ruby Yates Shumate Mercer, unmarried,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Alice Carpenter and Joseph Carpenter,** 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:

Being a part of the north part of Lot No. 10 on a Map showing the ReSubdivision of a 26.25 acre tract, composed of Lots Nos. 5 to 12, both inclusive and Lots A and B and certain streets and alleys not opened and never used, as shown on the Map of W.H. Dodd's Subdivision as per plan in Book 843, page 99, Register's Office for Davidson County, and described as follows:

Beginning at a point in the southerly margin of a 25 ft. unnamed roadway 300 feet west of the easterly line of said Lot No. 10, as measured along the south margin of said roadway and being the northeast corner of the property conveyed to William B. Lewis by deed of record in Book 1055, page 271, said Register's Office; thence South 4 deg. 45' west, 300 feet to a point, the southeast corner of said Lewis property, and being the common northerly corner of Lots Nos. 96 and 97 on the Map of Capitol View Subdivision, of record in 974, pages 52 and 53, said Register's Office; thence along the north line of said Lot No. 96 south 83 degrees, east 75 feet to a point; 225 feet west of the easterly line of said Lot No. 10; thence north 4 deg. 45' east 300 feet to a point in the south margin of said 25 feet unnamed roadway; thence north 83 degrees west 75 feet to the point of beginning.

BEING the same property conveyed to Ruby Yates Shumate from John David Allen and wife Lynn F. Allen, by Quit Claim Deed dated November 27, 1987, in Book 7429, Page 552, in the Register's Office for Davidson County, Tennessee.

Ruby Yates Shumate is also know as Ruby Yates Shumate Mercer.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 843, page 99, Register's Office for Davidson County, Tennessee.

2. Temporary Construction Easement as recorded in Book 5607, page 275, Register's Office for Davidson County, Tennessee.

3. Easement for Sanitary sewers/storm drainage as recorded in Book 4158, page 4, Register's Office for Davidson County, Tennessee.

The 2015 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 118B Hart Lane, Nashville, TN 37207.

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 we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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 11th day of December, 2015.

X Ruby Yates Shumate Mercer December 11, 2015
Ruby Yates Shumate Mercer Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Ruby Yates Shumate Mercer, unmarried, the bargainor(s), 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 11th day of December, 2015.

My Commission Expires: 3/27/18

Notary Public

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066