

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is 759,000.00

Affiant

Subscribed and sworn to before me, this 11th day of December, 2015.

Notary Public

My commission expires: 8-27-18

BILL GARRETT, Davidson County
Trans:T20150106150 DEEDWARR
Recvd: 12/16/15 10:04 2 pgs
Fees:13.00 Taxes:2808.30
20151216-0126381

THIS INSTRUMENT WAS PREPARED BY
Harpeth Escrow, LLC
117 Two Mile Pike
Goodlettsville, TN 37072

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Lisa McCarter	**New Owner**	**10416018000**
1910 Beechwood Avenue		
Nashville, TN 37212		

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 HEREBY ACKNOWLEDGE, WE,

Taylor B. Wootton, now Fleming, and James K. Fleming, Jr., wife and husband

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Lisa McCarter, unmarried

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 part of Lot No. 218 on the Plan of Belmont Land Company's Plan of Lots called "Belmont Heights" as of record in Book 421, page 34, Register's Office for Davidson County, Tennessee.

Beginning in the northerly margin of Beechwood Avenue, at a point 15 feet West of the Southeast corner of said Lot No. 218; thence North 183 1/2 feet, more or less, to the South margin of an alley, being 17.3 feet West of the Northeast corner of said Lot No. 218; thence with the South margin of said alley, West 56.7 feet; thence South 183 feet, more or less, to the North margin of said Avenue; thence East with the North margin of said Avenue, 54.7 feet to the beginning.

Being the same property conveyed to Taylor B. Wootton and James K. Fleming, Jr., joint tenants with rights of survivorship, by Warranty Deed from Phillip Beaulieu, Jr. and wife, Dawn Boromeo Beaulieu, dated 05/01/2013 and recorded on 05/03/2013 in instrument Number 20130503-0045000, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved ( ) property known as 1910 Beechwood Avenue, Nashville, TN 37212.

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 in 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. 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 11th day of December, 2015.

Taylor B Wootton Fleming

Taylor B. Wootton Fleming

James K. Fleming, Jr.

James K. Fleming, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, Taylor B. Wootton Fleming and James K. Fleming, Jr., the within named Grantor(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, at office, this 11th day of December, 2015.

Notary Public

My Commission Expires: 11-20-18

KEVIN BRADY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY