Davidson County DEEDWARR
Recvd: 01/28/16 09:15 3 pgs
Fees:18.00 Taxes:883.93
20160128-0008144

WARRANTY DEED

ELAINE K. EVERSMEYER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 01-06-2020

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $238,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of January, 2016.

Notary Public

MY COMMISSION EXPIRES: 1-6-2020

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Touchstone Title and Escrow, LLC, 318 Seaboard Lane, Suite 114, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jeffrey Carter	New Owners	142-16-0G-015.00-CO
(NAME) 1314 Page Road	(NAME) 1314 Page Road	
(ADDRESS) Nashville, TN 37205	(ADDRESS) Nashville TN. 37205	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Connie Lynn Callaway Green, Individually and as Personal Representative of the Estate of Dorothy F. Callaway, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Jeffrey Carter and Antonia Carter, husband and wife, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Williamson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 15 on the Plan of Devon Close Town Homes of record in Plat Book 9700, Page 147, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Connie L. Green, by Personal Representative' s Quitclaim Deed from Estate of Dorothy L. Callaway, Connie Lynn Callaway Green, Personal Representative, of record in Instrument No. 20140624-0055038, Register's Office for Davidson County, Tennessee, dated June 24, 2014, and recorded on June 24, 2014; said property being previously conveyed to Dorothy F. Callaway, married by Warranty Deed from Southwinds Development, Inc., of record in Book 10039, Page 154, Register's Office for Davidson County, Tennessee, dated April 30, 1996, and recorded on May 03, 1996.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

unimproved ☐

This is improved ☑ property, known as 126 Hicks Road, Nashville, TN 37221
(House Number) (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 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. 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 26th day of January, 2016.

Connie Lynn Callaway Green, Individually and as Personal Respresentative of the Estate of Dorothy F. Callaway

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 26th day of January, 2016, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Connie Lynn Callaway Green**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires: 1-6-2020

Notary Public,

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-06-2020

Certification of Authenticity

I, Kim Hollingshead, do hereby make oath that I am a license attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Kim Hollingshead who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: _____

Notary's Seal (if on paper)

KARA L. WALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-18-2018

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007, shall be considered validly registered with or without the certification provided in subdivision (2).