BILL GARRETT, Davidson County
Trans:T20160036405 DEEDWARR
Recvd: 05/03/16 09:18 2 pgs
Fees:13.00 Taxes:414.40
20160503-0043188

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $112,000.00

Christopher H Carter
Affiant

Subscribed and sworn to before me, this 2ND DAY OF MAY, 2016.

Mary Birthright
Notary Public

MY COMMISSION EXPIRES:
08-20-19 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carter Realty Investments	Carter Realty Investments (NAME)	05107002100
P O BOX 1633 (ADDRESS)	P O Box 1633 (ADDRESS)	
Mt Juliet, TN 37121 (CITY) (STATE) (ZIP)	Mt Juliet, TN 37122 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Phillip M. Draper, married, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Carter Realty Investments, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN THE 11TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING KNOWN AS LOT NO. 5 ON THE MAP OF SUBDIVISION OF THE BEASLEY PROPERTY, SECTION ONE, NOT OF RECORD, AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH MARGIN OF DUE WEST AVENUE, AT THE COMMON CORNER OF LOTS 4 AND 5; THENCE, WITH THE LINE BETWEEN SAID LOTS NORTHERLY 350 FEET TO A POINT; THENCE, EASTERLY 116 FEET TO THE COMMON NORTHERLY CORNER OF LOTS 5 AND 6; THENCE, WITH THE LINE BETWEEN SAID LOTS, SOUTHERLY 350 FEET TO THE NORTH MARGIN OF DUE WEST AVENUE; THENCE, WITH THE MARGIN OF THE SAME, WESTERLY 116 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO PHILLIP M. DRAPER, UNMARRIED, BY DEED FROM JEANNIE W. ALLEN, UNMARRIED, OF RECORD IN BOOK 9160, PAGE 915, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTOR(S).

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2016 AND SUBSEQUENT YEAR.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 502 Due West Avenue, Madison, TN 37115
(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/our hand(s) this 2nd day of May, 2016.

WARRANTY DEED
(Continued)

Phillip M. Draper

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Phillip M. Draper, married, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 2nd day of May, 2016.

Notary Public

My Commission Expires:

(SEAL) 08-20-19

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072