WARRANTY DEED

State of Tennessee
County of Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00

David N. Corder
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of June, 2016

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

THIS INSTRUMENT WAS PREPARED BY
Legacy Title and Escrow, LLC, 330 Robert Rose Dr., Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
David N. Corder	SAME	059 13 0 081.00
(NAME)	(NAME)	
3905 Tucker Rd.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, We, **Shane A. Carter f/k/a Shane A. Bean and husband, Hysica R. Carter,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **David N. Corder and Sharyn J. Corder, husband and wife,** 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 Lot No. 57, on the plan of Treppard Heights Subdivision, of record in Book 2663, Page 64 and 65, Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete description.

Said lot No. 57 fronts 100 feet on the southwesterly side of Tucker Road and extends back 168 feet on the southeasterly line and 416 feet on the northwesterly line to a broken line in the rear measuring 311.1 feet thereon.

Being the same property conveyed to Shane A. Bean, unmarried, by deed dated November 25, 1997, from Francis D. Cantrell, a widower, of record in Book 10701, Page 849, Register's Office for Davidson County, Tennessee. Shane A. Bean has since married and is now known as Shane A. Carter.

Hysica R. Carter joins in executing this deed to convey any marital interest he may have in said property.

This conveyance is subject to all and any matters of plat of record in Record Book 2663, Page 64-64, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 3905 Tucker Rd., Nashville, TN 37218
(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.

BILL GARRETT, Davidson County
Trans:T20160049686 DEEDWARR
Recvd: 06/13/16 10:47 2 pgs
Fees:13.00 Taxes:499.50
20160613-0059440

Witness my/our hands this 9th day of June, 2016.

Shane A. Carter

Hysica R Carter

State of Tennessee
County of Rutherford

Personally appeared before me Shane A. Carter and Hysica R Carter, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 9th day of June, 2016.

Notary Public Danny Lee Smith
My Commission Expires: 4/24/18

File No.: 14338

DANNY LEE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD