Davidson County DEEDWARR Recvd: 06/23/16 14:16 4 pgs Fees:23.00 Taxes:918.34 **20160623-0064243**

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

HEATHER F. S. FLEMING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-06-2019

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $248,200.00.

Affiant

Subscribed and sworn to before me, this 22th day of June, 2016.

Notary Public
My commission expires:

02-1605-49902 163282

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Amanda J. Carter 4833 Eatons Creek Road Nashville TN 37218	New owner	048-00-0-140.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Angela K. Hinkle, married**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Amanda J. Carter, unmarried**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

SEE ATTACHED EXHIBIT "A"

Being the same property conveyed to Janet M. Carr by Quitclaim Deed from David Michael Carr, dated April 21, 2011, recorded May 31, 2011, of record in Instrument No. 20110531-0041352, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Alan Theriault and Nancy Theriault, husband and wife by deed from Janet M. Carr, dated September 20, 2014, recorded October 10, 2014, of record in Instrument No. 20141010-0094299, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Angela K. Hinkle, a married woman by deed from Alan Theriault and Nancy Theriault, husband and wife, dated May 7, 2015, recorded May 13, 2015, of record in Instrument No. 20150513-0043718, Register's Office for Davidson County, Tennessee.

The said Bruce A Hinkle Joins in this Conveyance for the Purpose of Conveying and Interest he may have in above property marital or otherwise

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 4833 Eatons Creek Road, Nashville, TN 37218.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 22th day of June, 2016.

Angela K. Hinkle

Bruce A. Hinkle Jr.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Angela K. Hinkle and Bruce A. Hinkle Jr.**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 22th day of June, 2016.

Notary Public
State of Tennessee at Large

My Commission expires:

AMANDA JOLLIFF
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

File No.: GRN-163282BSO

EXHIBIT "A"

The Land referred to herein below is situated in the County of DAVIDSON, State of TENNESSEE, and is described as follows:

Property located in the first Councilmanic District of Davidson County, Tennessee and being described according to a survey by Jeffrey Patrick Chandler, RLS #2353, 3421 Cooper Nicholson Road, Pleasant View, Tennessee, 37146 as follows:

Beginning at a set iron road being in the west margin of Eatons Creek Road, on the east margin of Eatons Creek, and being the common corner to Herman F. Marks (Deed Book 5410, Page 85, Register's Office for Davidson County, Tennessee) and Tressa Strawn (Instrument No. 20090429-0038727, Registers Office for Davidson County, Tennessee. Thence with said margin of Eatons Creek Road South 30 degrees 28 minutes 17 seconds East a distance of 199.25 feet to a set iron road; Thence South 30 Degrees 00 Minutes 00 Seconds East a distance of 115.75 feet to a set iron rod being the common corner of James Claude Warren, Velma Jean Morgan, Sheila Marie Cox, and Tressa Louise Strawn (Instrument No. 20090429-0038726, Registers Office for Davidson County, Tennessee); Thence South 60 Degrees 00 Minutes 00 Seconds West a distance of 6.80 feet to a point in Eatons Creek and being the common corner to James Claude Warren, Velma Jean Morgan, Sheila Marie Cox, and Tressa Louise Strawn (Instrument No. 20090515-114427, Registers Office for Davidson County, Tennessee); Thence South 48 Degrees 59 Minutes 16 Seconds West a distance of 166.50 feet to a set iron rod; Thence South 80 Degrees 01 Minutes 18 Seconds West a distance of 525.50 feet to a set iron rod; Thence North 32 Degrees 41 Minutes 54 Seconds West a distance of 315.00 feet to a set iron rod in the south line of Herman F. Marks (Deed Book 5410, Page 85, Registers Office for Davidson County, Tennessee.); Thence with said Marks North 75 Degrees 27 Minutes 57 Seconds East a distance of 612.03 feet to an existing metal fence post; Thence with the meanders of an existing fence, North 48 Degrees 59 Minutes 16 Seconds East a distance of 79.97 feet to a point in Eatons Creek and common corner to Tressa Strawn (Instrument No. 20090429-0038727, Registers Office for Davidson County, Tennessee.); Thence North 58 Degrees 57 Minutes 42 Seconds East a distance of 8.80 feet to a set iron rod which is the point of beginning, having an area of 221429.2 square feet, 5.08 acres.

Being the same property conveyed to Janet M. Carr and David M. Carr, wife and husband by Warranty Deed from Tressa Strawn, a widow dated March 15, 2010 and recorded March 22, 2010 as Instrument No. 201003220021139, in the said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Janet M. Carr by Quit Claim Deed from David Michael Carr and Janet Marie Carr dated April 21, 2011 and recorded May 31, 2011 as Instrument No. 201105310041352, in the said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Alan Theriault and Nancy Theriault, husband and wife by Warranty Deed from Janet M. Carr dated September 30, 2014 and recorded October 10, 2014 as Instrument No. 201410100094299, in the said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Angela K. Hinkle, a married woman by Warranty Deed from Alan Theriault and Nancy Theriault, husband and wife dated May 7, 2015 and recorded May 13, 2015 as Instrument No. 201505130043718, in the said Register's Office for Davidson County, Tennessee.

True Copy Certification

I Anita L. Leach, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Anita L. Leach

State of Tennessee/County of Wilson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Anita L. Leach, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018

Shelly M Smith