BILL GARRETT, Davidson County
Trans:T20160054302 DEEDWARR
Recvd: 06/24/16 16:02 3 pgs
Fees:18.00 Taxes:1628.00
20160624-0064975

This Instrument Prepared By:
Thomas C Scott
Tune, Entrekin & White, P.C.
315 Deaderick St., Suite 1700
Nashville, TN 37238

GENERAL WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
Williams RE, LLC 1805 Cromwell Dr Nashville, TN 37215	SAME	161-09-0-161.00

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, GARY M. CARDEN, married (the "Grantor") has bargained and sold, and by these presents does transfer and convey unto WILLIAMS RE, LLC, a Tennessee limited liability company, its successors and assigns (the "Grantee"), its successors, and assigns, a certain tract or parcel of land described as follows:

Land in Davidson County, Tennessee, being Lot(s) 5, as shown on the map entitled Carden Subdivision, Section 2, of record in Instrument No. 20060627-0076906, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to GARY M. CARDEN, MARRIED, by deed from WILBUR H. CATE, JR. AND WIFE, GAIL M. CATE, of record in Instrument No. 20060720-0087778, dated July 17, 2006, said Register's Office.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, its successors and assigns forever. And the Grantor does covenant with the Grantee that be is lawfully seized and possessed of said land in fee simple, has a good right to covey it, and the same is unencumbered, except for easements other matters of record and matters shown on the recorded Plat, and subject to the 2016 taxes which have been prorated between Grantor and Grantee. And Grantor does further covenant and bind himself and his heirs and representatives to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns against the lawful claims of all persons whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

(Signature of Grantor is on the following page.)

IN WITNESS WHEREOF, the undersigned Grantor has executed this Warranty Deed on this 16th day of June, 2016.

GRANTOR:

Gary M. Carden

STATE OF TENNESSEE)
)
COUNTY OF Rutherford)

Personally appeared before me, Colleen Giffin Lerma, a Notary Public of said County and State, Gary M. Carden the within named bargainor, 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 seal, at Office in Brentwood Tennessee, this 16th day of June, 2016.

COLLEEN GIFFIN LERMA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

NOTARY PUBLIC
My Commission expires: 8/22/16

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $440,000.00. This is equal to or greater than the value the property would bring at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 16th day of June, 2016.

NOTARY PUBLIC

My Commission expires: 7-3-17

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017