WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $499,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of June, 2016.

Notary Public

MY COMMISSION EXPIRES: 8.14.17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Terry C. Reeves		
(NAME)	(NAME)	
P.O. Box 146	Same	043-00-0-017.00 &
(ADDRESS)	(ADDRESS)	
Hermitage, TN. 37076		043-00-0-016.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Charles D. Carter and Faye Juanita Carter, Husband and Wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Terry C. Reeves and Diane D. Reeves, Husband and Wife**, hereinafter called the GRANTEE(S), assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Two Tracts of land in the 4th Civil District of Davidson County, Tennessee, being Tracts Nos. 2 and 10 on the Leondard L. Clark Plan, near Old Hickory, Tennessee, described according to a survey made by S. M. McMurray, November 16, 1948, as follows:

TRACT 2: Beginning on the westerly margin of a road, being the first road on the left from the bridge over the Cumberland River, and being the northeast corner of Tract No. 10 on said Clark Plan; thence with the westerly margin of said road, North 2 deg. 48' east 195 feet to the southeast corner of Tract No. 11; thence with the south line of said tract, South 42 deg. 45' west 638 feet, more or less, to an iron pin; thence North 38 deg. west 196.54 feet to an iron pin; thence south 47 deg. 15' west 3216 feet, more or less, to an iron pin; thence south 47 deg. 15' west 170 feet, more or less, to low water mark of Cumberland River; thence with the low water mark of said River, south 29 deg. east 344 feet; thence south 32 deg. east 512.4 feet, more or less; thence North 42 deg. 51' east 150 feet, more or less, to an iron pin; thence north 42 deg. 45' east 3179 feet, more or less, to an iron pin; thence north 38 deg. west 322.9 feet, more or less, to an iron pin; thence north 42 deg. 45' east 504.2 feet, more or less, to an iron pin in the westerly margin of a road, the point of beginning, containing 47.5 acres, more or less.

TRACT 10: Beginning on the westerly margin of a road, being the first road on the left from the Bridge over the Cumberland River; said beginning point being the common corner of Tract 9 and 10; thence with the westerly margin of said road, North 47 deg. 47' west 108 feet to the south line of Tract No. 2; thence 42 deg 45' west 504.2 feet, more or less, to an iron pin; thence south 38 deg. East 109.3 feet, more or less, to the corner of Tracts 9 and 10; thence with the line between said tracts, North 42 deg. 45' east 526.2 feet, more or less, to the westerly margin of a road, the point of beginning, containing 1.28 acres, more or less.

Being the same property conveyed to Bobby Houston Carter, Charles Davy Carter, and Jamie Rebecca Petty, as

Davidson County DEEDWARR
Recvd: 06/28/16 14:25 4 pgs
Fees:23.00 Taxes:1849.63
20160628-0065980

tenants in common by Quitclaim Deed from Bobby Houston Carter, Executor of the Estate of Frank Baugh Carter, deceased, dated February 6, 1995 and recorded February 14, 1995 of record in Book 9594, Page 541, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Charles D. Carter by Quitclaim Deed from Bobby H. Carter and Jamie Rebecca Petty, as to a 2/3 interest, dated September 14, 1995 and recorded September 14, 1995 of record in Book 9795, Page 173, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Charles D. Carter, et ux. Faye Juanita Carter by Quitclaim Deed from Grayson Smith Cannon, Trustee, dated July 28, 2005 and recorded August 5, 2005 of record in Instrument Number 20050805-0092156, Register's Office for Davidson County, Tennessee.

Agreements for Dedication of Easements for Sanitary Sewers and Storm Drainage recorded in Book 9509, Page 682 and Book 9464, Page 68, in the Register's Office for Davidson County, Tennessee. Sewer Line Easement recorded in Book 7536, Page 518, in the Register's Office of Davidson County, Tennessee. Flowage Easement recorded in Book 2240, Page 485, in the Register's Office of Davidson County, Tennessee. Electrical Permit of record in Book 9981, Page 129 in the Register's Office of Davidson County, Tennessee. This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 142-144 Scenic View Road, Old Hickory, TN 37138
(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 GRANTEE(S), assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 our hands this 24th day of June, 2016.

Charles D. Carter

Faye Juanita Carter

State of Tennessee
County of Wilson

Personally appeared before me Charles D. Carter and Faye Juanita Carter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 24th day of June, 2016.

Notary Public

My Commission Expires: 8.14.17

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON CO. TN

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

TRUE COPY CERTIFICATION

I, Kimie Perry, do hereby make oath that I am a licensed 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 WILSON

Personally appeared before me, Jill Simmons a notary public for this county and state, Kimie Perry who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission expires: 9-4-19
Notary Seal (if on paper)

