BILL GARRETT, Davidson County
Trans:T20160059490 DEEDWARR
Recvd: 07/12/16 12:44 2 pgs
Fees:13.00 Taxes:740.00
20160712-0071315

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Kelly Reinbold
1864 Merritt Street
Old Hickory, TN 37138-2846

SEND TAX BILL TO:
Same as new owner

MAP/PARCEL 053-06-0B-142.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **Frank Allen Carter and wife, Sheila D. Carter,** has this day bargained and sold, and does hereby transfer and convey unto **Kelly** -FERRELL **Reinbold,** Single Woman, certain land situated in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 62 on the Plan of Phase 4B, Waterford, R10 Residential P.U.D. of record in Plat Book 7900, Page 770, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Frank Allen Carter and Sheila D. Carter by Quitclaim deed from Frank Allen Carter of record in Instrument No. 20071207-0141922 Register's Office for Davidson County, Tennessee, dated November 21, 2007 and recorded on December 07, 2007.

This is improved property known as: **1864 Merritt Street, Old Hickory, Tennessee 37138.**

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2016 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in Book 7900, page 770, Book 6900, Page 540, and restrictions in Book 7463, page 294, Book 8694, Page 216, as restated in Book 8699, Page462, Book 9081, Page 63, Book 9112, Page 962, Book 9432, Page 988, and further

amended in Book 9530, Page 182, Book 9530, Page 185, and Book 9530, Page 189, and encumbrances as may be shown of record in the office of the Register of Deeds where the real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 27th day of May, 2016.

Frank Allen Carter

Sheila D. Carter

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Frank Allen Carter and Sheila D. Carter,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 27th day of May, 2016.

NOTARY PUBLIC

GREGG W. CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires December 5, 2017

My Commission Expires: 12/5/17

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $200,000.00.

AFFIANT

Subscribed and sworn to before me this the 27th day of May, 2016.

NOTARY PUBLIC

My Commission Expires: 3/10/18

File No: 169334