Davidson County DEEDWARR
Recvd: 07/18/16 16:33 2 pgs
Fees:13.00 Taxes:407.00
20160718-0073790

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 402
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 15th day of July, 2016, by and between Craven H Crowell, Jr. and wife, Fredericka Crowell, a married couple, party of the first part, and Carter Realty Investments, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot 33, on the Plan of Heritage Place Subdivision, of record in Book 5200, Page 628, in the Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

Being all or part of the same property conveyed to Craven H. Crowell, Jr. and wife, Fredericka Crowell by virtue of that certain Quit Claim Deed dated December 31, 1997, at Book 10761, Page 444 in the Register's Office of Davidson County, Tennessee.

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), their heirs and 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, except for year 2016 Davidson County real property taxes, being a lien not yet due and payable and restrictions at Plat Book 5200, Page 628, Book 6148, Page 537 and Easement at Book 7500, Page 172 in said Register's Office, Tennessee; 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), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Craven H Crowell, Jr by Memorie White Attorney in Fact
Craven H Crowell, Jr. By Memorie White, Attorney In Fact

Fredericka Crowell by Memorie White Atty in Fact
Fredericka Crowell, By Memorie White, Attorney In Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of July, 2016, before me personally appeared Memorie White, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument as Attorney-in-Fact in behalf of Craven H Crowell, Jr. and Fredericka Crowell and acknowledged that she executed the same as the free act and deed of the said Craven H Crowell, Jr. and Fredericka Crowell.

WITNESS my hand and official seal at office this 15th day of July, 2016.

Ashlee D Page
Notary Public

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9-10-18

Property Owner & Address: Carter Realty Investments
P.O. Box 1633
Mount Juliet, TN 37121

Tax Parcel No 04208003700

Property Address: 428 Amquiwood Ct.
Madison, TN 37115

MAIL TAX
BILLS TO: Owner at Owner's Address

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $110,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 15th day of July, 2016.

Notary Public

My Commission Expires: 9-10-18

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Ashlee D Page, 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 Davidson

Personally appeared before me, Venikkia Cunningham a notary public for this county and state, Ashlee D. Page, 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: 9/25/19

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019