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

Davidson County DEEDWARR
Recvd: 08/19/16 14:32 2 pgs
Fees:13.00 Taxes:155.40
20160819-0087109

WARRANTY DEED

THIS INDENTURE made and entered into this 19th day of August, 2016, by and between Nancy J Derr and husband John E Morrow, party of the first part, and Walter H. Carter, Trustee for The 4235 Valley Grove Drive Trust dated August 12th, 2016, 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 No. 63B on the Zone Lot Division of Lot No. 63 on the Plan of Valley Grove Subdivision, Section 1, Revised of record in Book 6050, Page 72, 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 Nancy J. Derr by virtue of that certain CASH Deed dated April 27, 1987, at Book 7218, Page 973 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 6050, Page 72, Book 6262, Page 521, Book 6300, page 73, Book 6112, Page 281, Book 6291, Page 410, Book 6290, Page 220, Book 6290, Page 216, Book 6262, Page 525* 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), their heirs and assigns, against the lawful claims of all persons whomsoever.

* and in Book 5909, page 699 and Book 5815, page 992

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.

Nancy J Derr

John E Morrow

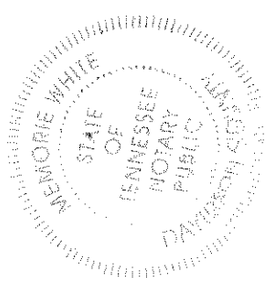
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Nancy J Derr and John E Morrow, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 19th day of August, 2016.

Notary Public

My Commission Expires: 7-3-17



Property Owner & Address:	Walter H. Carter, Trustee for The 4235 Valley Grove Drive Trust dated August 12th, 2016 PO Box 1633, Mt Juliet, TN 37121
Tax Parcel No	08616009400
Property Address:	4235 Valley Grove Dr. Hermitage, TN 37076
MAIL TAX BILLS TO:	owner at owners 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 $42,000.00 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 19th day of August, 2016.

Notary Public

My Commission Expires: 7.3.17

MEMORIE WHITE
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