BILL GARRETT, Davidson County
Trans:T20160088736 DEEDWARR
Recvd: 10/07/16 14:37 2 pgs
Fees:13.00 Taxes:551.09
20161007-0106523

This instrument prepared by & return to: Fearnley & Califf, PLLC
25 Century Blvd, Suite 212
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 5th day of October, 2016, by and between Walter H. Carter, married, party of the first part, and Latitia C Herrera and Baldemar Herrera, a married couple, 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:

Described property located in Davidson County, Tennessee, to wit:

Lot 94, Jackson's Retreat, Phase II, recorded in Plat Book 5200, Page 673, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being all or part of the same property conveyed to Walter H. Carter, by virtue of that certain Cash Deed dated July 3, 2012, at Instrument No. 20120705-0058969 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 I do covenant with the said GRANTEE(S) that I am 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 673, Book 5741, Page 360, Book 6176, Page 939 and Book 7127, Page 775 in said Register's Office, TN; and I do further covenant and bind myself, my 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.

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.

Walter H. Carter

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Walter H. Carter, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 5th day of October, 2016.

Notary Public

My Commission Expires: 2-3-17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address: Latitia C Herrera and Baldemar Herrera

1273 Jacksons Hill Rd, Hermitage, TN 37076

Tax Parcel No 08607086070099

Property Address: 1273 Jacksons Hill Road
Hermitage, TN 37076

MAIL TAX BILLS TO: Walter H Carter, PO Box 1633, Mt Juliet, TN 37122

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 $148,942.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Latitia Herrera
AFFIANT

SUBSCRIBED AND SWORN TO before me this 5th day of October, 2016.

Notary Public

My Commission Expires: 7.3.17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY