THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 16099196**	STATE OF TENNESSEE) COUNTY OF ~~DAVIDSON~~ Wilson The actual consideration or value, whichever is greater, for this transfer is: $177,000.00 Affiant Subscribed and sworn to before me, this 13th day of October, 2016. Notary Public My Commission Expires: 2/22/2020

KIMIE PERRY
TENNESSEE NOTARY PUBLIC
My Comm Exp. FEBRUARY 22, 2020
COUNTY OF WILSON

Davidson County DEEDWARR
Recvd: 10/17/16 12:51 3 pgs
Fees:18.00 Taxes:654.90
20161017-0109463

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Richard J. Carter Judith E. Carter 1400 Hadley Avenue Old Hickory TN 37138-2703	Peoples Home Equity, Inc. 150 N. Seven Oaks Knoxville, TN 37922	Tax Parcel ID No. 053-03-0-164.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Chi Chi DiShanni, Trustee of the Chi Chi DiShanni Trust dated May 18, 2006** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Richard J. Carter and Judith E. Carter, husband and wife,** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Section C, Village of Old Hickory of record in Plat Book 1424, Page 66, 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 Chi Chi DiShanni, Trustee of the Chi Chi DiShanni Trust, dated May 18, 2006 by Warranty deed from Russell L. Darnell and wife, Kelley Darnell of record in Instrument No. 20090924-0088783 Register's Office for Davidson County, Tennessee, dated September 23, 2009 and recorded on September 24, 2009.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2017, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 1424, Page 66, Register's Office for Davidson County, Tennessee.

This is improved property located at 1400 Hadley Avenue Old Hickory TN 37138-2703

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, their successors, heirs and assigns to warrant and forever defend the title to

said real estate to Grantees, their successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 13th day of October, 2016.

Chi Chi DiShanni Trust dated May 18, 2006

BY: Chi Chi DiShanni, Trustee
Chi Chi DiShanni, Trustee

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Chi Chi DiShanni, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the Trustee for the Chi Chi DiShanni Trust dated May 18, 2006, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 13th day of October, 2016.

Nathan L. Powers
Notary Public
My Commission Expires: 02/26/17

NATHAN L. POWERS
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

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)

