Prepared and Record and Return to:

Fearnley Martin & McDonald
25 Century Blvd, Ste 402
Nashville, TN 37214

BILL GARRETT, Davidson County
Trans:T20160095081 DEEDWARR
Recvd: 10/27/16 13:05 2 pgs
Fees:13.00 Taxes:301.55
20161027-0113709

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 26th day of October, 2016, by and between Derek W. Lee, 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 all of Lot No. 22, Subdivision Plat , Section I, Phase I, South Shore, a Planned Unit Development, of record in Instrument #20020624-0075604, Register's Office for said County, to which reference is hereby made for a more complete and accurate description of said lot.

Being all or part of the same property conveyed to Derek W. Lee by virtue of that certain Warranty Deed dated February 27, 2006, and being of record at Instrument No. 20060302-0024434 in the Register's Office of Davidson County, Tennessee.

** Seller warrants that this property has been used for investment purposes.**

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 2017 Davidson County real property taxes, being a lien not yet due and payable and restrictions of record at Instrument No. 20020624-0075604, 20051103-0133346, and easements at Instrument No.s 20020913-0111662, 20031210-0177420, 20060203-0013756 and Book 3917, Page 967 in said Register's Office, Tennessee; and I/we do further covenant and bind myself/ourselves, my/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.

Derek W Lee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Derek W Lee, 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 26th day of October, 2016.

Notary Public

My Commission Expires: 7.3.17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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

Tax Parcel No 165050A02200cO

Property Address: 117 Oceanfront Circle N.
Antioch, TN 37013

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 $81,500.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Christopher H Carter
AFFIANT

SUBSCRIBED AND SWORN TO before me this 26th day of October, 2016.

Notary Public

My Commission Expires: 7-3-17

