BILL GARRETT, Davidson County
Trans:T20160098530 DEEDWARR
Recvd: 11/07/16 14:17 2 pgs
Fees:13.00 Taxes:260.85
20161107-0117805

THIS INSTRUMENT PREPARED BY:
HAYNES, FREEMAN & BRACEY, PLC
140 North Main Street
P. O. Box 527
Goodlettsville, Tennessee 37070

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map- Parcel No.
Team 9 Real Estate Solutions, LLC 509 Lentz Drive Madison, Tennessee 37115	Same	61-10-225

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JOHN A. CARMACK, a single person**, has this day bargained and sold, and does hereby transfer and convey unto the said **TEAM 9 REAL ESTATE SOLUTIONS, LLC,** its successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

The land referred to in this Commitment is situated in the County of Davidson, State of Tennessee, and described as follows:

Land in Davidson County, Tennessee, being Lot(s) 156-C-A, as shown on the map entitled Zone Lot Division Maplewood Heights, Lots 152 through 156C, of record in Book 6250, page 663, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to JOHN A. CARMACK, by deed from W. WARNER MCNEILLY, III, ADMINISTRATOR OF THE ESTATE OF HOLLY G. CARMACK, of record in Instrument No. 20130805-0081603, dated July 31, 2013, said Register's Office.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON) The actual consideration or value whichever is greater, for this transfer is $70,500.00.

Subscribed and sworn to before me,
this 4 of November, 2016.
My Commission Expires: 04/11/2017

Affiant

Notary Public

RUSSELL E. FREEMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees, its (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, its (successors), heirs and assigns, against the lawful claims of all persons.

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

Witness my hand this 4 day of November, 2016.

JOHN A. CARMACK

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Russell E. Freeman, a Notary Public in and for said County and State, **JOHN A. CARMACK,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 4 day of November, 2016.

NOTARY PUBLIC

My Commission Expires: 01/11/2017

RUSSELL E. FREEMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY