BILL GARRETT, Davidson County
Trans:T20160102953 DEEDWARR
Recvd: 11/21/16 14:53 2 pgs
Fees:13.00 Taxes:573.50
20161121-0122811

Record

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 17th day of November, 2016, by and between Carter Realty Investments, party of the first part, and Patrice Gray, married, 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. 21, BLOCK "A" ON THE MAP OF CRITTENDEN ESTATES, AS OF RECORD IN BOOK 974, PAGE 69, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

SAID LOT NO. 21 FRONTS 89.5 FEET ON THE NORTH SIDE OF NEELEY'S BEND ROAD AND RUNS BACK BETWEEN LINES 165 FEET ON THE WESTERLY LINE, AND THE EASTERLY LINE RUNNING BACK ALONG THE WESTERLY MARGIN OF IDLEWILD AVENUE TO A DEAD LINE IN THE REAR MEASURING 52 FEET THEREON.

INCLUDED IN THE ABOVE DESCRIBED PROPERTY BUT EXPRESSLY EXCLUDED THEREFROM IS THAT PORTION HAVING BEEN CONVEYED TO METROPOLITAN GOVERNMENT OF NASHVILLE & DAVIDSON COUNTY BY DEED DATED 11/28/06 OF RECORD IN INSTRUMENT NO. 20070118-0007459, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

Being all or part of the same property conveyed to Carter Realty Investments by virtue of that certain CASH Deed dated January 29, 2015, and being of record at Instrument No. 20150130-0008754 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), 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 Plat Book 974, Page 69 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.

Christopher H Carter, Partner

Christopher H Carter, Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Memorie White, a Notary Public of said County and State, personally appeared Christopher H Carter, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be a Parter of Carter Realty Invesmtners, the within named bargainor, a Partnership, and that she as such Partner executed the foregoing instrument for the purposes therein contained, by signing the name of the Partnership by himself as Partner.

WITNESS my hand and official seal at office this 17th day of November, 2016.

Notary Public

My Commission Expires: 7.3.17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address:	Patrice Gray
	343 Neelys Brend Rd, Madison, TN 37115
Tax Parcel No	05201009900
Property Address:	343 Neely's Bend Rd. Madison, TN 37115
MAIL TAX BILLS TO:	owner at property address

Firm File #: 20161011

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 $155,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Patrice Gray
AFFIANT

SUBSCRIBED AND SWORN TO before me this 17th day of November, 2016.

Notary Public

My Commission Expires: 7.3.17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY