Davidson County DEEDWARR
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Fees:18.00 Taxes:666.00
20170105-0001590

This Instrument Prepared By:
Adrienne Trammell-Love, Attorney
Advance Title Services, LLC
2000 Glen Echo Rd., Ste. 100
Nashville, Tennessee 37215

MAP/GROUP/PARCEL 05014017100:

From Information Furnished by the Parties

NAME & ADDRESS OF NEW OWNER:
Rakia Latrice Johnson and Consuela Anita Carter and Antonio Demont Carter
3212 Leswood Lane
Nashville, TN 37207

SEND TAX BILLS TO:
New owner

WARRANTY DEED

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/WE the undersigned, **CHRISTOPHER BLACKSMITH AND DENISE SCALES, HUSBAND AND WIFE** "Grantor(s)" have this day bargained and sold and do hereby transfer and convey unto **CONSUELA ANITA CARTER AND ANTONIO DEMONT CARTER, WIFE AND HUSBAND, AND RAKIA DENISE JOHNSON, A SINGLE WOMAN,** "Grantee(s)", their heirs and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, and being described as follows, to-wit:

Being Lot No. 311 on the Plan of Parkwood Estates, Section 2, as of record in Book 3300, Page 5, Register's Office for Davidson County, Tennessee.

Said lot fronts 80 feet on the east side of Leswood Lane and extends back 133.2 feet on the south line and 143.1 feet on the north line to a broken line in the rear measuring 81.6 feet thereon.

Being the same property conveyed to Christopher Blacksmith and Denise Scales, husband and wife, from Ronald B. Webb, Sr., and wife, Anna B. Webb, by Warranty Deed dated 03/16/2016, of record in Instrument No. 20160317-0025337, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO:

Restrictive Covenants of record in Book 3249, page 345 and in Book 3616, paage 269, Register's Office for Davidson County, Tennessee.

This is improved property known as 3212 Leswood Lane, Nashville, TN, 37207.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenants with the said Grantee(s) that they are lawfully seized and possessed of said parcel of real estate, and that they have a good and lawful right to convey the same; and that the same is unencumbered, except for the 2016 real property taxes which have been paid by the Grantor(s) and prorated between the parties.

The undersigned further covenants and binds themselves, their heirs and assigns, to forever warrant and defend the title to the said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

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

Possession of said real estate is to be given by the Grantor(s) to the Grantee(s) with delivery of this deed.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 30th day of December, 2016.

Christopher Blacksmith

Denise Scales

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Christopher Blacksmith and Denise Scales, the within named bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office this the 30th day of December, 2016.

NOTARY PUBLIC

MELODY WEATHERS
STATE OF TENNESSEE NOTARY PUBLIC
COMM. EXP. 07-06-2020
DAVIDSON COUNTY

My Commission Expires: 7-6-20

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $180,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 3rd day of January, 2017.

NOTARY PUBLIC

My Commission Expires: 3/20/17

LAURIE DAMEWOOD
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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COMPASS
– LAND TITLE –

TRUE COPY CERTIFICATION

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 1/26/19

