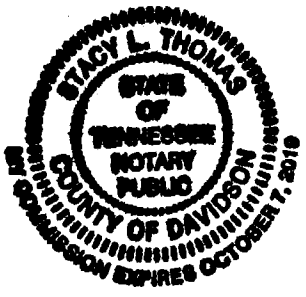
Davidson County	DEEDWARR
Recvd: 01/30/17 15:06	4 pgs
Fees:23.00 Taxes:1109.63	
20170130-0009836	

33430



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $299,900.00.

Ashley H Osborne
Affiant

Subscribed and sworn to before me, this 25th day of January, 2017.

Stacy L Thomas
Notary Public

My commission expires: 10-7-2019

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
4025 Hillsboro Pike, Suite 601, Nashville, TN 37215

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Sean A. Preston	~~New Owner~~ Regions	**09115015700**
318 52nd Avenue, North	2050 Parkway Office Cir. RCN-6-mail code ALBH40602B	
Nashville, TN 37209	Birmingham, AL 35244	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Nicholas Hemphill Carter and Rachel Telehany Carter, husband and wife

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Sean A. Preston, an unmarried man

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

This instrument is being signed by Rachel T. Carter as Attorney in Fact for Nicholas Hemphill Carter pursuant to a Power of Attorney of record as Instrument No. 20170125-0008192 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 318 52nd Avenue, North, Nashville, TN 37209.

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on the Plan of the West Extension of Charlotte Park Company's First Addition of record in Book 421, page 18, in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

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

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 25th day of January, 2017.

Nicholas Hemphill Carter, by Rachel T. Carter, Attorney in Fact
Nicholas Hemphill Carter
by Rachel T. Carter, Attorney in Fact

Rachel Telehany Carter
Rachel Telehany Carter

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Rachel Telehany Carter, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed her name above.

Witness my hand and official seal this 25th day of January, 2017.

Notary Public
My Commission Expires: 8.21.17

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Rachel T. Carter, to me known (or proved to me on the basis of satisfactory evidence) to be the person who as Attorney in Fact executed the foregoing instrument on behalf of Nicholas Hemphill Carter and who acknowledged that she as the Attorney in Fact executed the same as the free act and deed of Nicholas Hemphill Carter.

Witness my hand and official seal this 25th day of January, 2017.

Notary Public
My Commission Expires: 8.21.17

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

SP 11/2015

EXHIBIT "A"

LEGAL DESCRIPTION

BEING the south 47.50 feet of the north 522.5 feet of Block 8 on the Map of Realty Savings Bank and Trust Company's Revised Plan of the West Extension of Charlotte Park Company's First Addition as shown on the plan of record in Book 421, page 18, Register's Office for Davidson County, Tennessee, to which reference is hereby made for more complete details of location and description of said property.

SAID part of said block fronts 47.5 feet on the east side of 52nd Avenue North and runs back between parallel lines, parallel to and 475 feet south of Charlotte Avenue, 140 feet to an alley.

BEING the same property conveyed to Nicholas Hemphill Carter and Rachel Telehany Carter, husband and wife, by Warranty Deed, from Ellen H. Bailey, unmarried, of record as Instrument No. 20140624-0055157 in the Register's Office for Davidson County, Tennessee.

SolomonParks File No. 316407

True Copy Certification

I, KELLY E. COX, 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.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L. THOMAS, a notary public for this county and state, KELLY E. COX, 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: _____
Notary Seal:

