Davidson County DEEDWARR
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Fees:13.00 Taxes:288.60
20170213-0015001

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 10th day of February, 2017, by and between The Estate of Clarice Dorlaska Goodson, Davidson County Probate Court Docket No. 16P1774, , 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:

Being Lot Number 95A, Plan of Zone Lot Division, Lots No. 93, 94 and 95, Tulip Grove Woods, Phase One, of record in Plat Book 6250 at Page 556, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being all or part of the same property conveyed to Clarice D. Goodson by virtue of that certain CASH Deed dated July 27, 1989, and being of record at Book 7903, Page 522 in the Register's Office of Davidson County, Tennessee.

Clarice D. Goodson died testate May 11, 2106 and her will is probated in the Probate Court of Davidson County, Tennessee at Docket No. 16P1774.

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 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.

Amber Lee Goodson, Executrix

Amber Lee Goodson, Individually

Alexsandra Clarice Goodson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Amber Lee Goodson, Executrix , Amber Lee Goodson, Individually, and Alexsandra Clarice Goodson , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 10th day of February, 2017.

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 07601010000

Property Address: 508 Debbie Dr.
Hermitage, TN 37076

MAIL TAX BILLS TO: Carter Realty Investments
PO BOX 1633
Mount Juliet, TN 37121

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 $78,000.00 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 10th day of February, 2017.

Notary Public

My Commission Expires: 7.3.17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Ashlee D Page, 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.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Venikkia Cunningham, a notary public for this county and state, Ashlee D. Page, 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: 9/25/19

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019