AFTER RECORDING RETURN TO
Limestone Title & Escrow, LL
3173 S Church St
Murfreesboro, TN 371[illegible]

BILL GARRETT, Davidson County
Trans:T20170015534 DEEDWARR
Recvd: 02/22/17 09:46 2 pgs
Fees:13.00 Taxes:580.90
20170222-0017669

JANE GRAZER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
(Notary Stamp)

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

The actual consideration or value, whichever is greater, for this transfer is $157,000.00.

Affiant

Subscribed and sworn to before me, this 23rd day of January, 2017.

Notary Public

My commission expires: 8/18/18

**THIS INSTRUMENT PREPARED BY:**
Keith H. Solomon, Attorney
Smart Title & Escrow, LLC
256 Seaboard Lane, Suite D-101, Franklin, TN 39067

# WARRANTY DEED

| Address of New Owner | Send Tax Bills To | Map-Parcel Number |
|---|---|---|
| David Whitworth | Farmington Mortgage, A Division of CapStar Bank | 071 08 0 402.00 |
| 328 Queen Avenue | 2002 RICHARD JONES RD STE 300A NASHVILLE, TN 37215 | |
| Nashville, TN 37207 | | |

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,

**Roderick D. Carter, an unmarried man**

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

**David Whitworth and Nancy Whitworth, husband and wife**

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

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Easterling Estates of record in Plat Book 6200, Page 442, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Roderick D. Carter by Warranty Deed from Crill L. Allison, unmarried of record in Instrument No. 20090929-0090377 Register's Office for Davidson County, Tennessee, dated September 18, 2009 and recorded on September 29, 2009.

This is X improved ☐ unimproved property known as **328 Queen Avenue, Nashville, TN 37207.**

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: Subject to all matters shown on the Plan of record in Plat Book 6200, Page 442, Register's Office for Davidson County, Tennessee and real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

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 23rd day of January, 2017.

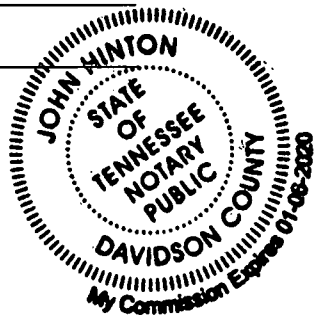
Roderick D. Carter

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Roderick D. Carter, the bargainor(s), 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, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 23rd day of January, 2017.

Notary Public
My Commission Expires: _____




Smart Title File No. TN1125
256 Seaboard Lane, Ste D-101
Franklin, TN 37067