Davidson County	DEEDWARR
Recvd: 03/08/17 14:21	3 pgs
Fees:18.00 Taxes:614.20	
20170308-0023083	

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $166,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 7th day of March, 2017.

Notary Public

MY COMMISSION EXPIRES: 8/18/18
(AFFIX SEAL)

Anna E. Rowland
STATE OF TENNESSEE
NOTARY PUBLIC
Rutherford County

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Mt. Juliet, 541 N Mt. Juliet Rd, Ste. 2202, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Lester Wilkes and Patsy Ruth Daily		162 06 0 240.00
(NAME)	(NAME)	
221 Delvin Dr.	(ADDRESS)	
(ADDRESS)		
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of No Dollars And No/100 Dollars ($0.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Eric M. Carter and wife Teresa E. Carter**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Lester Wilkes, unmarried and Patsy Ruth Daily, unmarried**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 19 on the Plan of Valley Green, as of record in Book 4460, pages 96 and 97, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Eric M. Carter and wife, Teresa E. Carter by Warranty Deed from Rebecca B. Baker Wilson, married dated January 28, 1994 and recorded February 4, 1994 in Book 9242, Page 561, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☒
This is improved ☐ property, known as 221 Delvin Dr., Antioch, TN 37013

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their 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.

Witness our hands this 7th day of March, 2017

Eric M. Carter

Teresa E. Carter

STATE OF TENNESSEE

COUNTY OF Rutherford

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Eric M. Carter and Teresa E. Carter, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 7th of March, 2017.

Notary Public

My Commission Expires:

(SEAL)

My Commission Expires
March 20, 2018

JAKE CRUM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

File Number: MTJ-170248SSO

True Copy Certification

I, KRISTEN TRAINI, 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 SUMNER

Personally appeared before me, DARLENE K. SUHRBIER, a notary public for this county and state, KRISTEN TRAINI 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: 5-27-2019
Notary' Seal (if on paper)

