Davidson County DEEDWARR
Recvd: 04/20/17 08:54 4 pgs
Fees:23.00 Taxes:558.70

20170420-0038610

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $151,000.00

Affiant

Subscribed and sworn to before me, this 14th day of April, 2017.

Notary Public

My commission expires:
DEC 27 2017

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Saul Hernandez	Saul Hernandez	**04413000800**
212 Bennett Drive	212 Bennett Dr.	
Old Hickory, TN 37138	Old Hickory TN 37138	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Kenneth R. Carter and Jackie E. Carter, as Successor Trustees of the Carter Family Revocable Living Trust Agreement dated February 23, 1996

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Saul Hernandez

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. 55 on the Plan of The Knoll Subdivision, Section 4, of record in Book 2854, page 111, Register's Office, Davidson County, Tennessee.

Being the same property conveyed Kenneth E. Carter and wife, Alice L. Carter, from Impala Homes, Inc., by Warranty Deed dated March 21, 1963, of record in Book 3530, page 157, Register's Office for Davidson County, Tennessee. Kenneth E. Carter and wife, Alice L. Carter conveyed their interest to Kenneth E. Carter and Alice L. Carter, Trustee of the Carter Family Revocable Living Trust Agreement dated February 23, 1996, by Quitclaim Deed dated February 23, 1996, of record in Book 9956, page 758, said Register's Office. Kenneth E. Carter died on 7/26/97 and Alice L. Carter (AKA Alma A. Carter) died on 12/20/13. The Carter Family Revocable Living Trust Agreement named Kenneth R. Carter and Jackie E. Carter as Co-Successor Trustees.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

All matters as shown on the plat of record in Plat Book 2854, page 111, Register's Office for Davidson County, TN, including any and all revisions, corrections and/or amendments thereto of record.

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 212 Bennett Drive, Old Hickory, TN 37138.

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, have a good right to convey it and the same in 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 my/our hand(s) this 14th day of April, 2017.

The Carter Family Revocable Living Trust Agreement dated February 23, 1996

Kenneth R. Carter, **Successor Trustee**

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **Kenneth R. Carter** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he executed the forgoing instrument for the purpose therein contained and who further acknowledged that he is the Co-Successor Trustee of The Carter Family Revocable Living Trust Agreement dated February 23, 1996 and that he is authorized by The Carter Family Revocable Living Trust Agreement dated February 23, 1996 to execute this instrument on its behalf.

Witness my hand, at office, this 14th day of April, 2017.

Notary Public

My Commission Expires: DEC 27 2017

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

The Carter Family Revocable Living Trust Agreement dated February 23, 1996

Jackie E. Carter , **Successor Trustee**

STATE OF IOWA

COUNTY OF SCOTT

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **Jackie E. Carter** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he executed the forgoing instrument for the purpose therein contained and who further acknowledged that he is the Co-Successor Trustee of The Carter Family Revocable Living Trust Agreement dated February 23, 1996 and that he is authorized by The Carter Family Revocable Living Trust Agreement dated February 23, 1996 to execute this instrument on its behalf.

Witness my hand, at office, this 14TH day of APRIL, 2017.

Notary Public

My Commission Expires: 7-12-19

NOTARIAL SEAL IOWA
HARLAN PERRY
Commission Number 729401
My Commission Expires
July 12, 2019

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: 5-27-19

Notary' Seal (if on paper)

DARLENE K. SUHRBIER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY