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|---|---|
| Davidson County DEEDWARR<br>Recvd: 05/15/17 15:01 3 pgs<br>Fees:18.00 Taxes:555.00<br>**20170515-0048129** | STATE OF TENNESSEE<br>COUNTY OF Davidson<br><br>The actual consideration or value, whichever is greater, for this transfer is $150,000.00<br><br>Affiant<br><br>Subscribed and sworn to before me, this 12th day of May, 2017.<br><br>Notary Public<br><br>My commission expires:<br>11-30-2020 |

DEBRA PAULSSON NOTARY PUBLIC TENNESSEE My Comm Exp. November 30, 2020 COUNTY OF SUMNER

**THIS INSTRUMENT WAS PREPARED BY**
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

# WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| **Jones St. Properties, LLC** | **NEW OWNER** Jones St. Prop. LLC | **04415038200** |
| **1109A Clarke Street** | **401 Jones St** | |
| **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,

**Velma L. Felts and Felicity G. Carr**

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

**Jones St. Properties, LLC**

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. 70, Section "B", Village of Old Hickory, Fourth Civil District, Davidson County, Tennessee, as shown on plan recorded July 16, 1948, in Book 1424, page 67, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to William T. Carr, Betty L. Carr, and Felicity G. Carr, as tenants in common with right of survivorship, by Warranty Deed from Kristi L. Preyer, married, dated August 20, 2013, of record in Instrument No. 20130905-0093915, Register's Office for Davidson County, Tennessee. William T. Carr, Betty L. Carr, and Felicity G. Carr, tenants in common with right of survivorship, conveyed their interest to William T. Carr and Betty L. Carr, husband and wife, by Quitclaim Deed dated October 21, 2013, of record in Instrument No. 20131031-0012983, Register's Office for Davidson County, Tennessee. William T. Carr died on or about March 5, 2016, leaving Betty L. Carr the sole surviving tenant by the entirety. Betty L. Carr died on or about February 5, 2017, and under the Last Will and Testament of Betty L. Carr, admitted to probate in Circuit Court for Davidson County, Tennessee (Probate Division) Docket No. 17P364 devised subject property to Velma L. Felts and Felicity G. Carr.

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 1424, page 67, 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 1109A Clarke Street, 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 12th day of May, 2017.

Velma L. Felts

Velma L. Felts

Felicity G. Carr

Felicity G. Carr

STATE OF TN

COUNTY OF Sumner

Personally appeared before me, a Notary Public of said County and State, Velma L. Felts and Felicity G. Carr, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of May, 2017.

Debra Paulsson

NOTARY PUBLIC

My Commission Expires: 11-30-2020

DEBRA PAULSSON
TENNESSEE NOTARY PUBLIC
My Comm Exp. November 30, 2020
COUNTY OF SUMNER

# 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