THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Avenue, Suite 540
Nashville, TN 37203

BILL GARRETT, Davidson County
Trans:T20170045421 DEEDWARR
Recvd: 05/30/17 09:54 2 pgs
Fees:13.00 Taxes:2127.50
20170530-0053167

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 575,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25 DAY OF MAY, 2017.

Notary Public

MY COMMISSION EXPIRES: March 3, 2020

(AFFIX SEAL)

R. L. MOORE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY TENNESSEE

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kimberly S. Fennell, Trustee	NEW OWNER	
234 Leonard Avenue		10413005900
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, I, **Ann Lester Carter, a widow,**

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kimberly S. Fennell, Trustee of the Kimberly S. Fennell Revocable Trust U/A/D August 7, 2008,**

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. 27 on the map of Branford Realty Company's Subdivision of Lot Nos. G to 23 inclusive, in Block " G", in the Whitland Realty Company's Subdivision as of record in book 547, page 53, said Register's Office and 10 feet lying between the East line of said lot and the West line of Leonard Avenue, as changed by an Agreement entered in Book 672, page 676, Register's Office for Davidson County, Tennessee.

Said lot fronts 60 foot on the Westerly side of Leonard Avenue, as now located and runs back between parallel lines, 210 feet to a deadline.

Being the same property conveyed to C. P. Carter and wife, Muriel Carter by Warranty deed from James L. Montague, Jr. and wife, Julie Anne Montague of record in Book 3249, page 325, Register's Office for Davidson County, Tennessee, dated June 15, 1961 and recorded on June 23, 1961. C. P. Carter has since died, leaving Muriel Caret as the surviving tenant by the entirety. Muriel Carter, also known as Muriel L. Carter also later died; her estate was probated under Docket Number 90288 in the Probate Court for Davidson County, Tennessee; by her Will (filed in that case and also of record in Will Book 161, Page 817) this property was devised to Ann Lester Carter.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **213 Leonard Avenue, Nashville, TN 37205.**

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 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 MY hand this the 31st day of May, 2017.

Ann Lester Carter

Ann Lester Carter

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Ann Lester Carter** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 31st day of May, 2017.

My Commission expires: March 3 2020

Notary Public

R.L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE