Davidson County DEEDWARR
Recvd: 06/23/17 10:58 3 pgs
Fees:18.00 Taxes:486.71
20170623-0063354

This instrument prepared by & return to: Providence Title, LLC
25 Century Blvd, Suite 402
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 16th day of June, 2017, by and between Carter Realty Investments, , party of the first part, and Vicki Vandelaar and John Vandelaar, wife and husband, joint tenants, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Green Heights of record in Plat Book 1835, Page 112, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said property.

Said Lot 2 fronts 120.74 feet on the Northeasterly margin of Ray Avenue and extends back between line 198.5 feet on the Northwesterly line and 200 feet on the Southeasterly line to a dead line measuring 33 feet.

Being all or part of the same property conveyed to Carter Realty Investments by virtue of that certain CASH Deed dated April 8, 2015, and being of record at Instrument No. 20150409-0031413 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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, except for year 2017 Davidson County real property taxes, being a lien not yet due and payable; 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Christopher H Carter, Partner

Christopher H Carter, Partner

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Christopher Carter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be partners of Carter Realty Investments, the within name bargainor, a partnership, and that they, as such partners, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by themselves as partners.

WITNESS my hand and official seal at office this 16th day of June, 2017.

Notary Public

My Commission Expires: _____

VENIKKIA CUNNIGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019

Property Owner & Address:	Vicki Vandelaar and John Vandelaar 117 Ray Avenue Old Hickory, TN 37138
Tax Parcel No	05316001600
Property Address:	117 Ray Ave Old Hickory, TN 37138
MAIL TAX BILLS TO:	Owners at property address

STATE OF Tennessee
COUNTY OF Davidson

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $131,544.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Vicki Vandelaar
AFFIANT

SUBSCRIBED AND SWORN TO before me this 16th day of June, 2017.

Notary Public

My Commission Expires:_____

VENIKKIA CUNNIGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019

Certificate of Authenticity

I, ASHLEE D PAGE, 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.

Ashlee D Page

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Venikkia Cunningham, a notary public for this county and state, Ashlee D. Page, 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: 9/25/19.

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019