BILL GARRETT, Davidson County
Trans:T20170064231 DEEDWARR
Recvd: 07/26/17 14:44 2 pgs
Fees:13.00 Taxes:466.20
20170726-0075798

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 20th day of July, 2017, by and between Joel K Waltenbaugh and Katrina Waltenbaugh, a married couple, party of the first part, and Carter Realty Investments, , 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. 145 on the plan of Sequoia Valley Subdivision, Section 3, of record in Plat Book 4460, Page 83, Register's Office for said County.

Said Lot No. 145 fronts 95.7 feet on the northeasterly margin of Sioux Terrace and extends back 158.3 feet on the easterly line and 181.3 feet on the northerly line to a dead line in the rear, measuring 111.7 feet thereon.

Being all or part of the same property conveyed to Joel K. Waltenbaugh and Katrina Waltenbaugh by virtue of that certain Warranty Deed dated August 15, 1985, and being of record at Book 6632, Page 650 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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 restrictions at Plat Book 4460, Page 83, Book 4047, Page 877, and Book 4598, Page 384 in said Register's Office, Tennessee; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/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.

Joel K Waltenbaugh

Joel K Waltenbaugh

Katrina Waltenbaugh

Katrina Waltenbaugh

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Joel K Waltenbaugh and Katrina Waltenbaugh, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 20th day of July, 2017.

Notary Public

My Commission Expires: 7.5.2021

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address: Carter Realty Investments

PO Box 1633, Mount Juliet, TN 37122

Tax Parcel No 05305000500

Property Address: 1257 Sioux Ter
Madison, TN 37115

MAIL TAX BILLS TO: owner at owner's 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 $126,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Christopher Carter
AFFIANT

SUBSCRIBED AND SWORN TO before me this 20th day of July, 2017.

Notary Public

My Commission Expires: 7.5.2021

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY