WHEN RECORDED RETURN TO:
Midtown Title, LLC
313 E. Main Street, Suite 2
Hendersonville, TN 37075

File No.: M176809

BILL GARRETT, Davidson County
Trans:T20170072290 DEEDWARR
Recvd: 08/21/17 11:53 2 pgs
Fees:13.00 Taxes:925.00
20170821-0085622

THIS INSTRUMENT PREPARED BY:

Midtown Title, LLC

1704 Charlotte Avenue, #105

Nashville, Tennessee 37203

File No.: M176809

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater, for this transfer is $250,000.00

Affiant

CARRIE CALLAHAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Subscribed and sworn to before me, this the 18th day of August, 2017.

Notary Public
My Commission Expires: 3/8/2021

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Joshua Jenkins Julie Jenkins 947 West Greenwood Avenue Nashville, TN 37206	Joshua Jenkins and Julie Jenkins 308 Radnor Street Nashville, TN 37211	083-01-0-009.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **James Alexander Carter**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto **Joshua Jenkins and Julie Jenkins, husband and wife**, 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:

Being the East 150 feet of Lot No. 24 of Block "A" on the Plan of Tim H. Moore's Subdivision of part of A.W. Johnson and G.P. Smith's Subdivision, as of record in Book 332, Page 107, Register's Office for said County, being also shown as an unnumbered lot marked "Sold" on the Plan of Nashville Trust Co.'s subdivision of the Tim H. Moore Subdivision, as of record in Book 843, Page 79, Register's Office for said County.

Said part of said lot fronts 80 feet on the West side of Laurent Street, formerly Kline Avenue, and runs back between parallel lines, along the North margin of West Greenwood Avenue, 150 feet to a dead line.

Being the same property conveyed by Quitclaim Deed from Royce Ann Carter to James Alexander Carter, as recorded on the 1st day of September, 1999 in Deed Book 11643, Page 395; Warranty Deed from James A. Carter and wife, Royce A. Carter to Royce A. Carter, as recorded on the 9th day of September, 1982 in Deed Book 5935, Page 305 and Warranty Deed from Donald W. Carpenter and wife, Faye Carpenter to James A. Carter and wife, Royce A. Carter, as recorded on the 23rd day of September, 1976 in Deed Book 5071, Page 303, in the Register's Office of Davidson County, Tennessee.

Lori Carter joins in the conveyance for the express purpose of relinquishing all her right, title and interest to said property, marital or otherwise.

This is ☒ Improved OR ☐ Unimproved property located at: 947 West Greenwood Avenue, Nashville, Tennessee 37206.

This conveyance is made subject to 1) Property taxes for the year 2017 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying his prorated share thereof to the Grantees who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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 I do covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my 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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 18th day of August, 2017.

X James A. Carter
James Alexander Carter

X Lori A. Carter
Lori Carter

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **James Alexander Carter and Lori Carter**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 18th day of August, 2017.

HUTCH HENDERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires
February 25, 2020

Notary Public
My Commission expires: 2-25-20