WARRANTY DEED

Bill Garrett Davidson County
Batch# 2041 DEEDWARR
09/19/2017 08:17:27 AM 2 pgs
Fees: $13.00 Taxes: $2,590.00

20170919-0095546

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$700,000.00.**

Affiant

Subscribed and sworn to before me, this the 8th day of September, 2017.

Notary Public

My commission expires: _____ (AFFIX SEAL)

JAMES T. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 3, 2021

THIS INSTRUMENT WAS PREPARED BY
Nancy King Crawford, Attorney at Law
1929 21st Avenue South, Nashville, TN 37212

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Christopher Carter **Kelly C. Carter**	New Owner	**13008009100**
3815 Trimble Road		
Nashville, TN 37215		

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 ACKNOWLEDGED, I,

LUCY CARTER RYDER, married

HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO

CHRISTOPHER CARTER and KELLY C. CARTER, 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:

Land in Davidson County, Tennessee, being part of Lot No. 11 on the Plan of Carter and King Lands, as of record in Book 57, page 99, Register's Office for Davidson County, Tennessee, and being Lot 27 on the Final Plat of Sharbers Harding Place Subdivision, not of record and described according to a survey by Michael V. Holmes, R.L.S., Tennessee No. 213, dated September 23, 1996, Job#96-661, as follows: Said Lot 11 fronts 100.42 feet on the southerly margin of Trimble Road and extends back 251.64 feet on the easterly line and 360.26 feet on the westerly line to a dead line in the rear, measuring 99.89 feet thereon.

Being the same property conveyed to Kirk Almon Ryder by Quitclaim Deed from Amy Renee Ryder of record in Instrument Number: 20010119-0005794, Register's Office for Davidson County, Tennessee; and

Further being the same property conveyed to Lucy Carter Ryder from Kirk A. Ryder to create a tenancy by the entirety by Quitclaim Deed of record in Instrument Number 20030312-0032620, Register's Office for Davidson County, Tennessee; and

Further being the same property conveyed to Lucy Carter Ryder from Kirk A. Ryder by Quitclaim Deed of record in Instrument Number 20150602-0051431, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the plan of record in Book 57, Page 99, Register's Office for Davidson County, Tennessee; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This property is not the marital residence of the Grantor.

This is Improved property known as: **3815 Trimble Road, Nashville, TN 37215**

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/our hand(s) this **8th** day of **September, 2017.**

LUCY CARTER RYDER

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 **LUCY CARTER RYDER,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **8th** day of **September, 2017.**

NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

Notary Public

My Commission Expires: MY COMMISSION EXPIRES FEBRUARY 26, 2018