Bill Garrett Davidson County
Batch# 6120 DEEDWARR
09/29/2017 03:25:07 PM 2 pgs
Fees: $13.00 Taxes: $962.00
20170929-0100060

RECORD AND RETURN TO:
TITLE PROFESSIONALS OF TENNESSEE, LLC
101 POINT EAST DRIVE
NASHVILLE, TENNESSEE 37216
FILE NO. 1408

WARRANTY DEED

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

MARKA L. NETTLE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$260,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF SEPTEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES: 12/18/2017

THIS INSTRUMENT WAS PREPARED BY
TITLE PROFESSIONALS OF TENNESSEE, LLC, 101 Point East Drive, Nashville, Tennessee 37216

ADDRESS OF NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.
C. ANTHONY JUST **916 Joyce Lane** **Nashville, TN 37216**	**FIRST BANK** **318 Seaboard Lane, Suite 205** **Franklin, TN 37067**	**061-03-0-027.00**

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

I, CARLA RICH, A MARRIED WOMAN

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

C. ANTHONY JUST, AN UNMARRIED MAN AND LISA MARIE WRIGHT, AN UNMARRIED WOMAN, Joint Tenants with Rights of Survivorship

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 86, on the plan of Gra-Mar Acres Subdivision, Section 2, of record in Book 2133, Page 74, Register's Office for Davidson County, Tennessee, described as follows:

Said Lot No. 86 fronts 73.05 feet on the southerly side of Joyce Lane and extends back 242 feet on the westerly line and 303.5 feet on the easterly line to a dead line in the rear measuring 150.7 feet thereon.

BEING the same property conveyed to Carla Rich, a married woman, by Warranty Deed from Deutsche Bank National Trust Company, as Trustee under Pooling and Servicing Agreement dated as of February 1, 2005, Morgan Stanley ABS Capital I, Inc. Trust 2005-NC1, Mortgage Pass Through Certificates, Series 2005-NC1, dated 8/25/08 and recorded 9/3/08 in instrument No. 20080903-0090169, Register's Office for Davidson County, Tennessee.

This is not the marital residence and has never been of the Grantor nor any spouse of hers.

This is improved property known as 916 Joyce Lane, Nashville, TN 37216

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 aid 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 our hands this 21 **day of September, 2017.**

Carla Rich

CARLA RICH

STATE OF KENTUCKY)
COUNTY OF Jefferson)

Personally appeared before me, THE UNDERSIGNED AUTHORITY, a Notary Public in and for said County and State, the within named CARLA RICH, 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 Louisville, Kentucky, this 21 **day of September, 2017.**

Notary Public

My Commission Expires: 7-28-21

STEVEN G. BREINER
Notary Public
Kentucky – State at Large
My Commission Expires Jul 28, 2021