Bill Garrett Davidson County
Batch# 39859 DEEDWARR
12/20/2017 10:42:30 AM 3 pgs
Fees: $18.00 Taxes: $451.33
20171220-0129533

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 19th day of December, 2017, by and between Carter Realty Investments, party of the first part, and Sherry A Robinson, an unmarried woman, 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 the westerly one half of Lot No. 10 on the Map of Hays Subdivision, not of record. Said part of said lot fronts 175 feet on the northerly margin of Ray Avenue and extends back between parallel lines 60 feet to a dead line.

Being all or part of the same property conveyed to Carter Realty Investments by virtue of that certain CASH Deed dated November 5, 2014, and being of record at Instrument No. 20141114-0105091 in the Register's Office of Davidson County, Tennessee.

Seller warrants that this property is not their primary residence, and that said property has been used for investment purposes only.

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), her 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 subject to Restrictions of record in book 1678, page 13, said Register's Office; 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), her 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 he, as such partners, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself as partner.

WITNESS my hand and official seal at office this 19th day of December, 2017.

Notary Public

My Commission Expires: 9/25/19

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

Property Owner & Address:	Sherry A Robinson 127 Ray Ave # B Old Hickory, TN 37138
Tax Parcel No	05316001100
Property Address:	127 Ray Ave #B Old Hickory, TN 37138
MAIL TAX BILLS TO:	Owner 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 $121,980.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Sherry A. Robinson
AFFIANT

SUBSCRIBED AND SWORN TO before me this 19th day of December, 2017.

Notary Public

My Commission Expires: 9/25/19

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