Bill Garrett Davidson County
Batch# 46515 DEEDWARR
01/10/2018 09:50:17 AM 2 pgs
Fees: $13.00 Taxes: $536.50

20180110-0003202

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00

Affiant

Subscribed and sworn to before me, this 9TH DAY OF JANUARY, 2018.

Notary Public

MY COMMISSION EXPIRES: 9/25/19 (AFFIX SEAL)

ANITA L. LEACH
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
405 Two Mile Pike Ste B
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carter Realty Investments, a Tennessee Limited Partnership	Carter Realty Investments (NAME)	
P.O Box 1633 (ADDRESS)	P.O. Box 1633 (ADDRESS)	043-09-0-233.00
Mt. Juliet, TN 37121 (CITY) (STATE) (ZIP)	Mt. Juliet, TN. 37121 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Ralph E. Shelby, a married man, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Carter Realty Investments, a Tennessee Limited Partnership, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

BEING PART OF LOT NO. 38 ON THE MAP OF WOODLAWN ESTATES AS OF RECORD IN BOOK 843, PAGE 82, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, ACCORDING TO A SURVEY BY SOUTHERN LAND & ASSOCIATES DATED JULY 25, 1979, TO-WIT: BEGINNING AT AN IRON PIN AT THE INTERSECTION OF THE SOUTHWEST CORNER OF DUPONT AVENUE AND BIXLER AVENUE; THENCE WITH THE SOUTHERLY MARGIN OF DUPONT AVENUE WEST 72 FEET TO A POINT; THE BEGINNING OF THE WITHIN DESCRIBED TRACT, THENCE CONTINUING WITH THE SOUTHERLY MARGIN OF DUPONT AVENUE, N 86 DEGREES 30' W 30 FEET TO AN IRON PIN; THENCE SOUTH 0 DEGREES 05' 29" E 165 FEET TO AN IRON PIN; THENCE S 86 DEGREES 30' E 30 FEET TO AN IRON PIN; THENCE N 01 DEGREES 05' 29" W 165 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO RALPH E. SHELBY, BY WARRANTY DEED FROM DANNY R. STAFFORD AND WIFE, SANDRA Y. STAFFORD, OF RECORD IN INSTRUMENT NO. 20070927-0115217, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, DATED SEPTEMBER 25, 2007 AND RECORDED ON SEPTEMBER 27, 2007.

THIS IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTOR(S).

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2018 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 330 Dupont Avenue, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 9th day of January, 2018.

WARRANTY DEED
(Continued)

Ralph E. Shelby

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ralph E. Shelby, a married man, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 9th day of January, 2018.

Notary Public

My Commission Expires:

(SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

RETURN TO:
Birthright Title & Escrow, LLC
405 Two Mile Pike Ste B
Goodlettsville, TN 37072