STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $219,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF January, 2018.

Notary Public
MY COMMISSION EXPIRES: 3/27/18
File No. G17-0443D

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Bill Garrett Davidson County
Batch# 53110 DEEDWARR
01/30/2018 11:06:05 AM 2 pgs
Fees: $13.00 Taxes: $813.63
20180130-0009397

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Mayulee Chatree, an unmarried woman, and Stanislaw Janeczko, an unmarried man (NAME) 5503 Old Hickory Boulevard (STREET ADDRESS) Ashland City, TN 37015 (CITY) (STATE) (ZIP)	Peoples Home Equity, Inc. (NAME) 5205 Maryland Way, Suite 100 (STREET ADDRESS) Brentwood, TN 37027 (CITY) (STATE) (ZIP)	047-00-0-019.00

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 HEREBYACKNOWLEDGED, WE, **Barnsdale Jerome Carter, unmarried,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mayulee Chatree, an unmarried woman, and Stanislaw Janeczko, an unmarried man, as tenants in common with rights of survivorship,** 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:

A certain tract of land in the 13th Civil District of Davidson County, Tennessee, known as Map number 47 Parcel number 10 and more particularly described as follows:

Beginning at an iron pin on the westerly margin of Old Hickory Boulevard; thence north70 degrees 45' 19" west 200 feet to an iron pin; thence south 17 degrees 02' 46" west 100 feet to an iron pin; thence north 70 degrees 51' 23" west 1030.73 feet to an iron pin; thence north 18 degrees 30' 42" east 300.3 feet to an iron pin; thence south 70 degrees 48' 47" east 1445.93 feet to an iron pin, thence south 19 degrees 15' 00" west 100 feet to an iron pin; thence south 70 degrees 50' 37" east 1321.82 feet to an iron pin; thence north 19 degrees 15; 00" east 92 feet to an iron pipe; thence south 70 degrees 28' 50" east 258.14 feet to an iron pin; thence south 19 degrees 43' 57" west 93.48 feet to a point, thence south 15 degrees 59' 38" west 99.47 feet to the point of beginning, containing 13.2 acres, more or less, according to a field survey by Advantage Land Surveying on January 11, 2018.

Being the same property conveyed to Barnsdale J. Carter, Jr. and wife, Laura L. Carter by deed from John D. and Bobbie Jean Pippin, Instrument number 20060117-0005853, Register's Office of Davidson County, Tennessee.

Being part of the same property conveyed to Barnsdale J. Carter from Laura Lynn Carter, by Quit Claim Deed dated October 20, 2016, as Instrument No. 20161021-0111501, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Notwithstanding the recitation of acreage contained in Schedule A hereof, nothing herein contained shall be construed as a guarantee of the accuracy of the computation of such acreage or square footage.

The 2017 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 5503 Old Hickory Boulevard, Ashland City, TN 37015.

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. 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.

Witness my/our hand(s) this 26th day of January, 2018.

Barnsdale Jerome Carter

January 26, 2018
Date

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 Barnsdale Jerome Carter, unmarried, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 26th day of January, 2018.

My Commission Expires:_____

Notary Public

TODD SHOLAR NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY COMM. EXP. 8-21-18

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066