Bill Garrett Davidson County
Batch# 56495 DEEDWARR
02/08/2018 11:25:09 AM 2 pgs
Fees: $13.00 Taxes: $610.50

20180208-0012812

WARRANTY DEED

ZANA PETTY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00

Affiant

Subscribed and sworn to before me, this 7TH DAY OF FEBRUARY, 2018.

Notary Public

MY COMMISSION EXPIRES: 7.2.18

(AFFIX SEAL)

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 Series, LLC – Webster Series, a designated series of Carter Series, LLC, a Tennessee Limited Liability Company	NEW OWNER	
	(NAME)	
P O BOX 681484		043-13-0-310.00
(ADDRESS)	(ADDRESS)	
Franklin, TN 37068		
(CITY) (STATE) (ZIP)	(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 Tammie R. Patterson and husband, John W. Patterson, Jr., hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Carter Series, LLC – Webster Series, a designated series of Carter Series, LLC, a Tennessee Limited Liability Company, 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 32, OF BLOCK "D", ON THE MAP OF CRITTENDEN ESTATES, OF RECORD IN BOOK 974, PAGE 69, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 32 FRONTS 50 FEET ON THE SOUTH SIDE OF HICKORY STREET, FORMERLY OAK STREET, AND RUNS BACK BETWEEN PARALLEL LINES, 140 FEET, MORE OR LESS, TO A DEAD LINE IN THE REAR.

BEING THE SAME PROPERTY CONVEYED TO TAMMIE R. PATTERSON AND HUSBAND, JOHN W. PATTERSON, JR. BY WARRANTY DEED FROM RICHARD EDWARD PENCE AND WIFE, PAMELA JOYCE PENCE, OF RECORD IN BOOK 9677, PAGE 842, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

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 232 Hickory Street, 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 7th day of February, 2018.

WARRANTY DEED
(Continued)

Tammie R. Patterson

John W. Patterson, Jr.

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Tammie R. Patterson and husband, John W. Patterson, Jr., the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 7th of February, 2018.

Notary Public

My Commission Expires: 9/25/19

ANITA L. LEACH
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

(SEAL)

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