Bill Garrett Davidson County
Batch# 72004 DEEDWARR
03/22/2018 09:23:38 AM 2 pgs
Fees: $13.00 Taxes: $610.50
20180322-0026990

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 21st day of March, 2018, by and between Beverly Daly, an unmarried woman, and as Devisee Under the Will of Evelyn W. Mayhugh party of the first part, and Carter Series, LLC – East Nashville Series, 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 the 9th Councilmanic District of Davidson County, Tennessee, being Lot No. 2 on the Revised Plan of Neely's Chase, A Planned Unit Development, of record in Plat Book 7900, Page 196, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

FOR INFORMATION PURPOSES ONLY: 833 Neely's Chase Drive, Madison, TN 37115

Being the same property conveyed to Beverly Daly and Evelyn W. Mayhugh by deed from Neely's Chase Partners, of record in Book 9265, Page 923, dated December 22, 1993, Register's Office for said County. The said Evelyn W. Mayhugh died testate on August 14, 2008 and the Will was admitted to Probate as Probate No. 08P1921 of record in Probate Court of Davidson County, Tennessee. The Grantor herein executes this instrument as Devisee Under the Will of Evelyn W. Mayhugh.

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), its heirs and assigns forever; and I do covenant with the said GRANTEE(S) that I am 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 2018 Davidson County real property taxes, being a lien not yet due and payable and subject to Charter of record in Book 7910, page 829, said Register's Office; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), its 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.

Beverly Daly

Beverly Daly

Beverly Daly, Devisee

Beverly Daly, Devisee

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Beverly Daly with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 21st day of March, 2018.

Notary Public

My Commission Expires: 12-22-19

CHERYL M. RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Beverly Daly, as Devisee Under the Will of Evelyn W. Mayhugh with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 21st day of March, 2018.

Notary Public

My Commission Expires: 12-22-19

CHERYL M. RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Property Owner & Address: Carter Series, LLC – East Nashville Series
P. O. Box 681484
Franklin, TN 37068

Tax Parcel No 052010C00200CO
Property Address: 833 Neely's Chase Dr.
Madison, TN 37115

MAIL TAX BILLS TO: Owner at Owner's 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 $165,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 21st day of March, 2018.

Notary Public

My Commission Expires: 10-7-19

ANITA LESTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY