Bill Garrett Davidson County
Batch# 73720 DEEDWARR
03/27/2018 11:23:17 AM 2 pgs
Fees: $13.00 Taxes: $954.60

20180327-0028569

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $258,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 21 DAY OF MARCH, 2018.

Notary Public

MY COMMISSION EXPIRES: 11/5/2018

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JAMES DOUGLAS WAYNICK	Same as new owner	**053-16-0-198.00**
(NAME) **661 KINGS WAY DRIVE**	(NAME)	
(ADDRESS) **OLD HICKORY, TN 37138**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

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 HEREBY ACKNOWLEDGED, **I, ROBERT HOUSTON CARTER, AS EXECUTOR OF THE ESTATE OF BOBBY HOUSTON CARTER,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JAMES DOUGLAS WAYNICK, SINGLE MAN,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A 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. 19, King Court Subdivision, Section Three, containing 0.196 acres, of record in Book 7900, Page 958, as amended in Book 9708, Page 522 and in Book 10159, Page 42, Register's Office for Davidson County Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Bobby H. Carter and Carleen W. Carter, as husband and wife, from Norma C. Young f/k/a Norma C. Maxey and Tony R. Young, by deed dated April 26, 2005, of record in Instrument No. 20050429-0047959, said Register's Office. Carleen W. Carter died August 3, 2016. Bobby H. Carter a/k/a Bobby Houston Carter died testate on August 4, 2017. His Last Will and Testament being admitted to Probate in the Seventh Circuit Court for Davidson County, Tennessee as Docket No. 17P-1517 vests the Executor, Robert Houston Carter with the authority to sell the property.

This conveyance is subject to matters as set forth in the Plan of record in Plat Book 7900, page 958, as amended in Book 9708, page 522 and in Book 10159, page 42; Restrictions of record in Book 9665, page 540 and Book 9708, page 522; and any and all other easements, conditions and restrictions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property, known as **661 KINGS WAY DRIVE, OLD HICKORY, TN 37138**
(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; 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 hand this 21st day of March, 2018.

Robert Houston Carter Executor

ROBERT HOUSTON CARTER, EXECUTOR
OF THE ESTATE OF BOBBY HOUSTON CARTER

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 **Robert Houston Carter, Executor of the Estate of Bobby Houston Carter,** the bargainor, 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 at office this 21 day of March, 2018.

My commission expires: **November 5, 2018**

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Lee A. Cohen
Notary Public

Record and Return To:
Limestone Title & Escrow, LLC
3173 South Church Street
Murfreesboro, TN 37127