THIS INSTRUMENT PREPARED BY:
CHRISTIAN S. HOFSTETTER
95 White Bridge Road, Suite 509
Nashville, TN 37205

THIS TRANSFER IS EXEMPT FROM REAL ESTATE TRANSFER TAX PURSUANT TO T.C.A. §67-4-409(a)(3)(F).

ADDRESS NEW OWNERS:	**SEND TAX BILL TO:**	**MAP- PARCEL ID:**
Majel L. Carr, Jr., Trustee Debora Shoulders Carr, Trustee 4114 Saunders Avenue Nashville, TN 37216	Same	Map: 61-10 Parcel: 135-136

Bill Garrett Davidson County
Batch# 74475 **DEEDWARR**
03/28/2018 02:33:03 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20180328-0029117

WARRANTY DEED

For and in consideration of the sum of TEN AND 00/100 DOLLARS ($10.00), cash and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Majel L. Carr, Jr.,** hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto **Majel L. Carr, Jr., Trustee and Debora Shoulders Carr, Trustee** of the **Majel and Debora Carr Revocable Living Trust,** hereinafter referred to as Grantees, its successors and assigns, their interest in and to a certain tract or parcel of land situated and being in the Davidson County, State of Tennessee, more particularly described as follows:

PARCEL No. 1:

Land in Davidson County, Tennessee, being Lot No. 31 on Maplewood Heights Subdivision, as of record in Book 547, pages 77 and 78, Register's Office for said county.

Said Lot No. 31 fronts 100 feet on the east side of Saunders Avenue, and runs back between parallel lines 300 feet to the west right-of-way line of the L. & N. Railroad, as shown on said plan.

PARCEL No. 2:

Land in Davidson County, Tennessee, being Lot No. 32 on the Plan of Maplewood Heights Subdivision, as of record in Book 547, pages 77 and 78, Register's Office for said county.

Said Lot No. 32 fronts 100 feet on the east side of Saunders Avenue, and runs back between parallel lines 300 feet to the westerly line of the L. & N. Railroad.

Being the same property conveyed to Mary S. Carr and husband, Majel L. Carr, Jr. by Deed from Charlie M. Fuqua and wife, Stella Marie Fuqua of record in Book 10373, Pages 364-365, Register's Office for Davidson County, Tennessee. Mary S. Carr having died on November 5, 2012, title is vested solely in Majel L. Carr, Jr.

This conveyance is made subject to any and all existing restrictions, easements, encumbrances and covenants of record.

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, its successors, assigns and representatives forever. And the undersigned, do covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as noted above.

And, Grantor further covenants and binds himself, his heirs, successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors, assigns, and representatives, against the lawful claims of all persons, whomsoever.

WITNESS my hand this 7 day of March, 2018.

MAJEL L. CARR, JR.

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Majel L. Carr, Jr.,** the within-named 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 Antioch, Tennessee, this 7 day of March, 2018.

NOTARY PUBLIC

My commission expires: 03-19-2019

BARRY SIMPSON
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

The information contained herein was supplied solely by the parties hereto without the benefit of title examination. The preparer makes no warranty as to the state of title to the real property conveyed herein or to the accuracy of the information contained herein.