Bill Garrett Davidson County
Batch# 123260 DEEDWARR
08/01/2018 09:48:30 AM 3 pgs
Fees: $18.00 Taxes: $2,932.25
20180801-0074915

#34357

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$792,500.00.**

Affiant

Subscribed and sworn to before me, this the 31st day of July, 2018.

Notary Public

My commission expires: (AFFIX SEAL)

KELLY E COX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021

THIS INSTRUMENT WAS PREPARED BY
Gregory S. Perrone, PC, Attorney At Law
109 Westpark Drive, Suite 330, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Clay Thomas Lee	CapStar Bank	**131-12-00-013.00 CO**
505 Battery Drive	2002 Richard Jones Rd Ste. 300A	
Nashville, TN 37220	Nashville, TN 37215	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, I,

Donna K. Carter, married

HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO

Clay Thomas Lee and Melissa Jane Lee, husband and wife

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:

Land in Davidson County, Tennessee, being Lot(s) 13, as shown on the map entitled Battery Park, of record as Instrument No. 20120726-0065866, as corrected by Surveyor's Certificate of Correction of record as Instrument No. 20120823-0075844, 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 BARBARA MCALLISTER, UNMARRIED, by deed from PATTERSON COMPANY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record as Instrument No.20140630-0057053, dated June, 27, 2014, said Register's Office. Further being the same property conveyed to DONNA K. CARTER, MARRIED, by quitclaim deed from BARBARA MCALLISTER, UNMARRIED, of record as Instrument No.20170719-0072652, dated July 11, 2017, said Register's Office.

Grantor warrants that this property is not the marital residence of the Grantor's spouse and is not subject to any marital interests therein.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved (__X__) Unimproved (____) property, known as **505 Battery Drive, Nashville, TN 37220.**

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, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEE, his 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 31st day of July, 2018.

DONNA K. CARTER

STATE OF TENNESSEE)
COUNTY OF Williamson)

On this 31st day of July, 2018, before me personally appeared Donna K. Carter, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be her ~~free act and~~ deed.

Witness my hand and official seal on this 31st day of July, 2018.

~~Notary Public~~

My Commission Expires: 10-3-2020

GREGORY S. PERRON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I, KELLY E. COX, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L. THOMAS, a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: _____
Notary Seal:

