WARRANTY DEED

Bill Garrett Davidson County
Batch# 124910 DEEDWARR
08/06/2018 01:22:03 PM 2 pgs
Fees: $13.00 Taxes: $832.13

20180806-0077079

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $224,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF JULY, 2018.

Notary Public

MY COMMISSION EXPIRES: 07/21/2020
(AFFIX SEAL)

KEVIN TRACY WILLIAMS NOTARY PUBLIC AT LARGE SUMNER COUNTY TN

THIS INSTRUMENT WAS PREPARED BY
Land Title South, Inc., 3326 Aspen Grove Drive, 400, Franklin, TN 37067

File No.: 18-CD-307

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Richard Hayes and Karen Hayes	Richard Hayes and Karen Hayes	
(NAME)	(NAME)	
1912 Normerle Street	1912 Normerle Street	00715003200
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Goodlettsville, TN 37072	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Two Hundred Twenty-Four Thousand Nine Hundred And No/100 Dollars ($224,900.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, JOHN CARTER AND DAVID CARTER AND MIKE CARTER AND PAUL CARTER AND PATRICK CARTER AND STEVE CARTER, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RICHARD HAYES AND KAREN HAYES, 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:

Being Lot No. 71 on the Plat of Grizzard Manor, Section Three, of record in Plat Book 4675, page 40, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description..

Being the same property conveyed to J.G. Carter, Jr. and wife, Martha Carter, by Warranty Deed from Roy F. McPherson and wife, Ruth B. McPherson, dated July 19, 1988, recorded July 27, 1988, of record in Book 7610, page 371, Register's Office for Davidson County, Tennessee.
The said J.G. Carter, Jr. having since predeceased Martha Carter, on September 21, 2007, and property vested in Martha Carter as surviving tenant by the entireties. The said Martha Carter having since died intestate on November 1, 2017.
Per Davidson County, Tennessee Probate Court Docket 17P2116, the heirs at law of Martha Carter are David Carter, Mike Carter, Paul Carter, Patrick Carter, John Carter, and Steve Carter.

unimproved ☐
This is improved ☒ property, known as 1912 Normerle Street, Goodlettsville, TN 37072
(House No.) (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.

WITH THE hereditaments and appurtenances thereunto pertaining, hereby releasing any and all claims to homestead and dower therein.

IT IS THE INTENTION OF THE PARTIES HERETO to hereby create in Grantee a joint tenancy estate with right of survivorship and not as tenants in common.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness John Carter and David Carter and Mike Carter and Paul Carter and Patrick Carter and Steve Carter this 31st day of July, 2018.

John Carter

David Carter

Mike Carter

Paul Carter

Patrick Carter

Steve Carter

STATE OF TENNESSEE
COUNTY OF Williamson

On this 31st day of July, 2018, before me personally appeared John Carter and David Carter and Mike Carter and Paul Carter and Patrick Carter and Steve Carter to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at Williamson County, Tennessee this 31st day of July, 2018.

Commission Expires: _____

Notary Public

GAIL HUDSON
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 10-20-2019