6

WARRANTY DEED

Bill Garrett Davidson County
Batch# 132485 **DEEDWARR**
08/24/2018 08:56:10 AM 2 pgs
Fees: $13.00 Taxes: $481.00

20180824-0083939

I. DYKE TATUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00

Miguel Lares
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of August, 2018

Notary Public

MY COMMISSION EXPIRES: May 03, 2021

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Miguel Lares	Miguel Lares	02900033200
(NAME)	(NAME)	
3008 Penn Meade Way	3008 Penn Meade Way	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Nashville, TN 37214	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Barnsdale Jerome Carter,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Miguel Lares,** 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:

Beginning at a concrete monument in the easterly margin of Clarksville Highway (U.S. Highway 41A) said point being the southwest corner of the property conveyed to Betty Jean Arrington from Elizabeth M. Frazier by deed of record in Book 5829, Page 364 of the Register's Office of Davidson County, Tennessee; thence with Arrington's southerly boundary, North 65 deg. 25' 16" 434 .84 feet to an iron pin; thence, North 39 deg. 04' 07" East, 815.16 feet to an iron pin; thence, South 75 deg. 58' 47" East, 135.60 feet to an iron pin; thence, South 36 deg. 06' 40" West, 627.21 feet to an iron pin; thence, South 35 deg. 52' 33" West, 217.96 feet to an iron pin; thence South, 67 deg. 02' 29" West, 553.10 feet to an iron pin in the easterly margin of Clarksville Highway, said line being the dividing line between Lots 1 and 2; thence, with the easterly margin of Clarksville Highway, 123.00 feet to the point of beginning, containing 4.24 acres, more or less.

Being the same property conveyed to Barnsdale J. Carter and Laura L. Carter, husband and wife by deed dated November 26, 2003 from Nora L. Moore of record in Instrument No. 20031210-0176971, Register's Office for Davidson County, Tennessee. Thereafter the said Laura L. Carter conveyed her interest in said property to Barnsdale Jerome Carter by deed dated October 20, 2016 of record in Instrument No. 20161021-0111497, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 5744 Clarksville Pike, Joelton, TN 37080
(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, 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.

Witness my/our hands this 22nd day of August, 2018.

Barnsdale Jerome Carter

State of Tennessee
County of Davidson

On this 22nd day of August, 2018, before me, a Notary Public, within and for the State and County aforesaid, personally appeared Barnsdale Jerome Carter, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument and that he executed the within instrument for the purposes therein contained as his free act and deed.

Witness my hand and official seal this 22nd day of August, 2018.

Notary Public I. Dyke Tatum
My Commission Expires: May 03, 2021

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

File No.: 18-Lares
May 03, 2021