PREPARED BY & RETURN TO:

CORNERSTONE TITLE OF TENNESSEE LLC
107 W. LYTLE ST.
MURFREESBORO, TN 37130

Karen Y Johnson Davidson County
Batch# 152092 DEEDWARR
10/17/2018 01:02:30 PM 3 pgs
Fees: $18.00 Taxes: $1,557.70
20181017-0102987

WARRANTY DEED

FOR AND IN CONSIDERATION the sum of ONE DOLLAR, cash in hand paid, the receipt of which is hereby acknowledged, the undersigned, **Jeffrey Rucker and James Barnett, both unmarried, as Joint Tenants with Rights of Survivorship**, has this day bargained and sold and does hereby transfer and convey unto **Angela Lorraine Carlson, single woman** his/her/their heirs and assigns, forever, that certain parcel of real estate located in Davidson County, the state of Tennessee, and being described as follows, to-wit:

BEING Lot No. 30 of Block No. 2 on the Plan of Andrew Allison's Addition to East Nashville, as of record in Book 161, Page 74, Register's Office for Davidson County, Tennessee.

SAID Lot No. 30 fronts 50.0 feet on the southerly side of Forrest Avenue and extends back between parallel lines with the easterly margin of 12th Street, 160.0 feet to an alley.

Being the same property conveyed to James Barnett and Jeffrey Rucker, both unmarried, as Joint Tenants with Rights of Survivorship by deed from Ronald E. Underwood, unmarried, dated 04/13/1992 and recorded 04/13/1992 in Book 8599, Page 69, Register's Office for Davidson County, Tennessee.

The above legal description is the same as that contained in the previous deed of record.

SUBJECT to any and all plats, easements, restrictions, and other matters of record.

This is improved property known as 1200 Forrest Avenue, Nashville, Tennessee 37206

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Angela Lorraine Carlson, his/her/their heirs and assigns, forever.

The undersigned covenants with the said Grantees that it is lawfully seized and possessed of said parcel of real estate and that it has a good right to convey the same and that it is unencumbered, except as otherwise herein set out, and except for the lien of the current years taxes.

The undersigned further covenants and binds itself, its successors and assigns, to forever warrant and defend the title to said real estate to the Grantees, their heirs and assigns, against the lawful claims of all person, whomsoever.

WITNESS OUR HANDS THIS THE 16TH DAY OF OCTOBER, 2018.

Jeffrey Rucker

James Barnett

James Barnett

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the state and county mentioned, personally appeared Jeffrey Rucker and James Barnett with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged herself to be the within named bargainer, executed the foregoing instrument for the purposes therein contained.

Witness my hand this 16th day of October, 2018.

JAMIE MOONEY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

NOTARY PUBLIC
MY COMMISSION EXPIRES
12/18/2021

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $421,000, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 16th day of October, 2018.

My Commission Expires: 12.03.19 NOTARY PUBLIC

S THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

Map & Parcel No.: 083 09 0 118.00

Name and address of new owner & send tax bills to:
Angie Lorraine Carlson
1200 Forrest Ave
Nashville, TN 37206

COMPASS
– LAND TITLE –

TRUE COPY CERTIFICATION

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 1/26/19

