Karen Y Johnson Davidson County
Batch# 161549 DEEDWARR
11/16/2018 09:09:39 AM 3 pgs
Fees: $18.00 Taxes: $111.00

20181116-0112913

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $30.000.00.

Mary Sue Duetz
AFFIANT

This instrument was prepared
Upon information furnished by the
Parties by:
Howard M. Skipworth #012469
Attorney at Law
6408 Clarksville Pike
P.O. Box 489
Joelton, Tennessee 37080
Telephone: (615) 876-2594
Fax: (615) 876-4292

Subscribed and sworn to before me
This 15th day of
November 2018.
Howard M. Skipworth
NOTARY PUBLIC

HOWARD M. SKIPWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-5-2019

My commission expires:

ADDRESS NEW OWNER AS FOLLOWS:
MARY SUE DUETZ
8380 RILEY ADCOCK ROAD
JOELTON, TN 37080

SEND TAX BILLS TO:
MARY SUE DUETZ
8380 RILEY ADCOCK ROAD
JOELTON, TN 37080

MAP-PARCEL NUMBERS
00400014000

WARRANTY DEED

THIS INDENTURE is made and entered into this 15th day of November, 2018, by and between Hollis Preston Carter and wife, Patricia Ann Carter, hereinafter called Grantor, and Mary Sue Duetz, a single person, hereinafter called Grantee.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, Hollis Preston Carter and wife, Patricia Ann Carter, Grantor, do hereby bargain, sell, transfer and convey unto Mary Sue Duetz, hereinafter referred to as Grantee, her successors, heirs and assigns, all of that certain real estate located in Davidson County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 8380 Riley Adcock Road, Joelton, TN 37080

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantee, her successors, heirs and assigns forever. The Grantor covenant and agree with the said Grantee that Grantor is lawfully seized and possessed of the said real estate and that Grantor has a good and lawful right to sell the same. The Grantor further covenants that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantor further covenants and binds themselves and their successors, heirs and assigns, to warrant and forever defend the title to said Grantee, her successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS the hand and seal of Grantor on the day and year first above written.

Hollis Preston Carter
HOLLIS PRESTON CARTER
SIGNATURE OF SELLER

Patricia Ann Carter
PATRICIA ANN CARTER
SIGNATURE OF SELLER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared HOLLIS PRESTON CARTER AND PATRICIA ANN CARTER, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Joelton, Tennessee, this 15th day of November, 2018.

Howard M. Skipworth
NOTARY PUBLIC

My commission expires: _____

HOWARD M. SKIPWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-5-2019

NOTE TO REGISTER:
Upon recording, please return
the recorded instrument to
Howard Skipworth
Attorney at Law
P.O. Box 489
Joelton, TN 37080

EXHIBIT A

BEING Lot No. 1 on the Plan of Fred Baxter Subdivision, containing 2.22 acres, more or less, of record in Book 6200, Page 526, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Hollis Preston Carter and wife, Patricia Ann Carter, by deed from Lilburn M. Carter and wife, Eula M. Carter, of record in Instrument No.: 20050201-0011462, Register's Office for Davidson County, Tennessee.

Included in this conveyance is one 1972 Bonn F&R manufactured home, bearing manufacturer's identification no. B72260149.

EXHIBIT B

1. ALL REAL PROPERTY taxes for the year 2019 and subsequent years, A LIEN, not yet due and payable (Map 004, PARCEL 140). 2018 real property taxes are PAID in the TOTAL amount of $302.37.
2. Any and all other matters appearing of record.