Karen Y Johnson Davidson County
Batch# 176055 DEEDWARR
12/19/2018 01:17:30 PM 3 pgs
Fees: $18.00 Taxes: $390.35
20181219-0123384

WARRANTY DEED

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 18 DAY OF DECEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 11/8/22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Walter H. Carter	WALTER H. CARTER	05108000300
(NAME)	(NAME)	
P.O. BOX 1633	P.O. BOX 1633	
(ADDRESS)	(ADDRESS)	
MT. JULIET, TN 37121	MT. JULIET, TN 37121	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Melissa D Sanders, an unmarried woman** , HEREINAFTER CALLED THE GRANTOR(S), HAVE/HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Walter H. Carter,** HEREINAFTER CALLED THE GRANTEE, HIS/HER/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 the southerly part of Parcel "B" on the Plan of Stratton Heights, of record in Book 1835, Page 13, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the easterly margin of Gibson Drive at the southwest corner of the property conveyed to Reba G. Price and Sue E. Bacot by deed from Homer E. Chance and wife, of record in Book 2101, Page 385, R.O.D.C. TN; thence with said Price's southern boundary line, easterly 225 feet, more or less, to the westerly right-of-way line of the L & N Railroad; thence with the same, southerly 189.4 feet to the northeasterly corner of Lot No. 78 on said Plan; thence with the northern boundary line of the same, North 81 deg. 44 min. West 204.9 feet to the easterly margin of Gibson Drive; thence with the same, northerly 148 feet to the beginning.

Being the same property conveyed to Kenneth R. Sanders and Melissa D. Sanders by virtue of that certain Warranty Deed dated October 17, 2002, and being of record at Instrument No. 20021023-0130254 in the Register's Office of Davidson County, Tennessee. Kenneth R. Sanders having since died on or about Nov. 16, 2017 leaving Melissa D. Sanders the remaining tenant by entirety.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 1017 Gibson Dr. Madison, TN 37115
(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 hand this 18th day of December, 2018.

Melissa D Sanders

Melissa D Sanders

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Melissa D Sanders** , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that She executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 18th day of December, 2018.

Ashlee D Page

Notary Public

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11/8/22

Certificate of Authenticity

I, ASHLEE D PAGE, 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.

Ashlee D Page

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Venikkia Cunningham, a notary public for this county and state, Ashlee D. Page, 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: 9/25/19.

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019