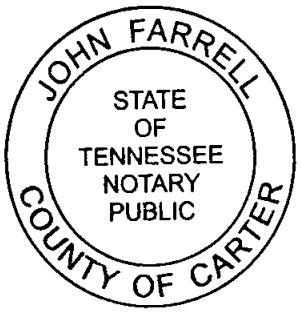
RETURN TO
GREENVUE TITLE & ESCROW, LLC
2207 CRESTMOOR ROAD
SUITE 101
NASHVILLE, TN 37215



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Sullivan

The actual consideration or value, whichever is greater, for this transfer is $275,000.00.

Affiant

Subscribed and sworn to before me, this 28th day of February, 2019.

Notary Public

My commission expires: 3-28-2022

Karen Johnson Davidson County
Batch# 197845 **DEEDWARR**
02/22/2019 09:20:33 AM 2 pgs
Fees: $13.00 Taxes: $1,017.50

20190222-0016087

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow
4025 Hillsboro Pike, Suite 601, Nashville, TN 37215

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Lon Duane Carter and J. Elaine Carter	**New Owner**	**149-03-0-042.00**
2449 Rychen Drive		
Nashville, TN 37217		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Eva May Lautenbach

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Lon Duane Carter and J. Elaine Carter

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Lot 438, SECTION SIX, EDGE-O-LAKE ESTATES, as shown on plat of record in Plat Book 3700, Page 16, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Said lot number 438 fronts 80 feet on the westerly side of Rychen Drive and runs back between lines 102 feet on the northerly side and 100 feet on the southerly side to a line at the rear which is broken, on which it measures 131.99 feet thereon.

Being the same property conveyed to Eva May Corlew Lautenbach by Deed from Alfred Robert Lautenbach of record in Book 4932, Page 335, in the Register's Office of Davidson County, Tennessee.

This is improved property known as **2449 Rychen Drive, Nashville, TN 37217.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 20th day of February, 2019.

Eva May Lautenbach by Lisa Marie Davis as Attorney-in-Fact

Eva May Lautenbach, by Lisa Marie Davis as Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF Sullivan

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Lisa Marie Davis to me known (or proved to me on the basis of satisfactory evidence) to be the person who as Attorney in Fact executed the foregoing instrument in behalf of Eva May Lautenbach and who acknowledged that she as the Attorney in Fact executed the same as the free act and deed of Eva May Lautenbach.

Witness my hand and official seal this 20th day of February, 2019.

Notary Public
My Commission Expires: 3-28-2022

JOHN FARRELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CARTER

SolomonParks File No. 19-000012-528