WARRANTY DEED

Karen Johnson Davidson County
Batch# 200207 **DEEDWARR**
02/28/2019 10:09:43 AM 2 pgs
Fees: $13.00 Taxes: $405.15

20190228-0018220

2019-1365

State of Tennessee

County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $109,500.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 25th day of February, 2019.

Notary Public

(Affix Seal)

My Commission Expires:

STATE OF ALASKA
NOTARY PUBLIC
Clare Perry
My Commission Expires: July 14, 2020

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
6970 Moores Lane,
Brentwood, TN 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Sovereign Investments, LLC P. O. Box 211 Madison, TN 37116-0211	NEW OWNER	081.14-0-120.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Tracy R. Carter, an unmarried woman**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Sovereign Investments, LLC**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A certain parcel of land located in Davidson County, State of Tennessee, and being further described as follows:

Being Lot No. 57 on the Revised Plan of FISK Park, of record in Book 2331, Page 114, Register's Office for Davidson County, Tennessee (RODC-TN), and being described as follows: BEGINNING at a point in the westerly margin of 23rd Avenue North at the common corner of Lots No. 57 and 58; thence with the line between said lots westerly 97 feet to a point at the corner of Lot No. 56 on said Plan; thence with the line between Lots No. 56 and 57 southerly 75 feet to a point in the northerly margin of Hammond Drive; thence with the margin of said Drive, easterly 77 feet to a monument; thence around a curve northwesterly 31.4 feet to another monument in the westerly margin of 23rd Avenue North; thence with the said Avenue northerly 55 feet to the point of beginning.

Being the same property conveyed to Tracy R. Carter by Quitclaim Deed from Barbara T. Carter, dated March 27, 2018 and recorded July 05, 2018 in Instrument No. 20180705-0065263, and further conveyed on June 20, 1984 in Book 632, page 555, Register's Office for Davidson County, Tennessee.

Also being the same property in which a 1/2 interest was previously conveyed to Robert L. Carter and wife, Barbara T. Carter by Warranty Deed from Margaret R. Humphrey Butler, recorded June 27, 1984 in Book 6325, Page 555, said Register's Office, and the other 1/2 interest vested in Robert L. Carter and Barbara T. Carter by Last Will and Testament of John William Humphrey filed in Docket No. 74137, Davidson County Probate Court. The said Robert L. Carter having since died, leaving Barbara T. Carter as the surviving tenant.

Also being the same property previously conveyed to John William Humphrey and wife, Margaret B. Humphrey by Warranty Deed from Ajax Development Company, recorded December 07, 1956 in Book 2603, Page 293, said Register's Office. John William Humphrey and Margaret B. Humphrey having since divorced in 1966, leaving each vested with 1/2 interest as tenants in common per Final Divorce Decree filed in Docket No. 48858, Davidson County Circuit Court.

( ) unimproved
This is (X) improved property know as 1515 23rd Avenue N, Nashville, TN 37208.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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 hand(s) this 25th day of February, 2019.

Tracy R. Carter

State of
County of

Personally appeared before me, Clare Perry a Notary Public in and for said County and State, the within named Tracy R. Carter, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 25th day of February, 2019.

Notary Public
My Commission Expires: July 14, 2020

STATE OF ALASKA
NOTARY PUBLIC
Clare Perry
My Commission Expires: July 14, 2020