Karen Johnson Davidson County
Batch# 211871 DEEDWARR
03/29/2019 04:20:30 PM 3 pgs
Fees: $18.00 Taxes: $804.75
20190329-0028861

WARRANTY DEED

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $217,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 29th DAY OF MARCH, 2019.

Notary Public

MY COMMISSION EXPIRES: 5-2-22
(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
Juan J De La Rosa	Wilson Bank & Trust	
(NAME)	(NAME)	15009004200
2623 Forest View Drive	1436 W Main Street	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Lebanon, TN 37087	
(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, **Carter Realty Investments**, HEREINAFTER CALLED THE GRANTOR(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Juan J De La Rosa, an unmarried person, and Gricelda Hernandez, an unmarried person,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 168 on the Plan of Forest View Park Subdivision, Section One, as of record in Book 3700, Pages 109 and 110, Register's Office for said County.

Said Lot No. 168 fronts 87.0 feet on the easterly margin of Forest View Drive and runs back between lines measuring 145.0 feet on the northerly line and 173.86 feet on the southerly line to a dead line measuring 74.70 feet thereon.

Being the same property conveyed to Carter Realty Investments by virtue of that certain Warranty Deed dated April 2, 2015, and being of record at Instrument No. 20150407-0030598 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions including those located at Book 4115, Page 674, 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 2623 Forest View Dr, Antioch, TN 37013
(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.

Effective Date of Warranty Deed: 03/29/2019

Witness my hand this 27 day of March, 2019.

Carter Realty Investments

Christoph H Cart, Managing General Partner

By Christopher H Carter, Managing General Partner

STATE OF TN
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Christopher H Carter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Managing General Partner of Carter Realty Investments, the within named bargainor, a General Partnership, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the General Partnership as Managing General Partner.

WITNESS my hand and official seal at office this 27 day of March, 2019.

Ashlee Page
Notary Public

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11/8/22

True Copy Certification

I, Anita Lester, 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.

Signature

State of TENNESSEE

County of DAVIDSON

Personally appeared before me, Patricia Nicholls, a notary public for this county and state, Anita Lester 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: 5/5/20
Notary' Seal (if on paper)

