Karen Johnson Davidson County
Batch# 260544 DEEDWARR
07/23/2019 09:18:05 AM 2 pgs
Fees: $13.00 Taxes: $3,524.25
20190723-0071969

Warranty Deed

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $952,500.00.

Affiant

Subscribed and sworn to before me, this the 12th day of July, 2019.

Notary Public

My commission expires: 9-6-22

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

RETURN T
PREPARED BY:
BANKERS TITLE & ESCROW CORP.
3[illegible] WEST END AVE

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Brett R. Carter Virginia W. Carter	USAA Federal Savings Bank	
804 Russell Street	PO Box 650660	082-16-0-138.00
Nashville, TN 37206	Dallas, TX 75265-0660	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JAMES A. GAINES AND REBECCA K. GAINES, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BRETT R. CARTER AND VIRGINIA W. CARTER, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), 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, described as follows, to-wit: The Westerly 45 feet of Lot No. 71 on the Plan of Barrow's Addition of record in Chancery Plan Book 1, Page 13, in the Register's Office for Davidson County, Tennessee, as follows:

Said part of Lot No. 71 fronts 45 feet on the Southerly margin of Russell Street and extends back 170 feet on the Easterly and Westerly lines, to a line in the rear measuring 45 feet thereon.

Being the same property conveyed to Rebecca K. Gaines and husband James A. Gaines by Warranty deed from John Douglas Bransford and wife Sheryl Brown Bransford of record in Instrument No. 20041213-0147932 Register's Office for Davidson County, Tennessee, dated December 02, 2004 and recorded on December 13, 2004.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 804 Russell Street, Nashville, TN 37206, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 12th day of July, 2019.

James A. Gaines

Rebecca K. Gaines

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named James A. Gaines and Rebecca K. Gaines, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 12th day of July, 2019.

Notary Public

My Commission Expires: 5-3-21

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2021