THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203
P20-26810A

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Karen Johnson Davidson County
Batch# 357720 DEEDWARR
02/13/2020 09:33:34 AM 2 pgs
Fees: $13.00 Taxes: $481.00

20200213-0016559

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 130,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF February, 2020.

Notary Public

MY COMMISSION EXPIRES: 9-6-22

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Spencer Brodioi Carter	NEW OWNER	
4505 Harding Pike, Apt. 105		04414007000
Nashville, TN 37205		
(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, I, **Mary Lee, unmarried,**

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Spencer Brodioi Carter, unmarried,**

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:

Land in Davidson County, Tennessee, being Lot No. 39 on the Plan of Section I, Rolling Green Subdivision, of record in Plat Book 1424, Page 75, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Reuben Blair and Edna D. Blair, his wife, by Warranty deed from E.I. du Pont de Nemours and Company, of record in Book 1684, Page 167, Register's Office for Davidson County, Tennessee, dated January 27, 1949 and recorded on February 3, 1949. Reuben Blair died on January 2, 1989, leaving his wife Edna D. Blair as the sole owners of the property as the surviving joint tenant. Edna D. Blair died intestate on August 31, 2005. See Affidavits of Heirship recorded in Instrument No. 20200128-0009889 and 20200128-0009891, said Register's Office, leaving the property to her two heirs at law: Shirley Ann Blair and Mary Lee. Shirley Ann Blair died intestate on November 7, 2019. See Affidavits of Heirship recorded in Instrument No. 20200128-0009890 and 20200128-0009892, said Register's Office, leaving the property to her sole heir at law, Mary Lee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **1409 Donelson Avenue, Old Hickory, TN 37138.**

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 the 10th day of February, 2020.

Mary Lee by Beth Lee, Attorney-in-Fact

Mary Lee by Beth Lee, Attorney-in-Fact

AMY JO SILVERS
STATE OF TENNESSEE
NOTARY PUBLIC
BRADLEY COUNTY
MY COMMISSION EXPIRES 3-22-2023

STATE OF Tennessee)

COUNTY OF Bradley)

Personally appeared before me, the undersigned, a Notary Public for and in the State and County aforesaid, **Beth Lee**, to me known, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the person who executed the foregoing instrument on behalf of **Mary Lee** who acknowledged that she executed the same as the free act and deed of **Mary Lee**.

Witness my hand and official seal this the 10 day of February, 2020.

My Commission expires: 03/22/2023

Amy Jo Silvers
Notary Public