Karen Johnson Davidson County
Batch# 364065 DEEDWARR
02/27/2020 08:14:30 AM 3 pgs
Fees: $18.00 Taxes: $858.40
20200227-0021619

Prepared by:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $232,000.00.

Affiant

Subscribed and sworn to before me, this 26 **day of February, 2020.**

Notary Public
My commission expires: 11/08/2022

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

06-2001-77365

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Carter Realty Investments, A General Partnership 631 Stanvid Dr Nashville, TN 37216	Carter Realty Investments, A General Partnership PO Box 1633 Mt. Juliet, TN 37121	061-02-0-154.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Mary A. Davis also known as Mary Lee Davis, formerly known as Mary Lee Alley, a single woman**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Carter Realty Investments, a general partnership**, hereinafter called the Grantees, their successors 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. 320, on the Plan of Section 11 - Second Addition, Gra-Mar Acres, of record in Book 3500, Page 43, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Wilburn Carlton Davis and wife, Mary A. Davis by deed from Castleman Construction Company, a Tennessee corporation, dated October 17, 1963, recorded October 25, 1963, of record in Book 3644, Page 123, as corrected to reflect Wilburn Carlton Davis's name to Milburn Carlton Davis by Deed of Correction of record in Book 3674, Page 577, Register's Office for Davidson County, Tennessee. The said Milburn Carlton Davis having since died on June 22, 2018, leaving Mary A. Davis as sole surviving tenant by the entirety.

Mary A. Davis and Mary Lee Davis are one in the same person.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 631 Stanvid Dr, Nashville, TN 37216.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 26th day of February 2020.

Mary Lee Davis

Mary A. Davis, also known as Mary Lee Davis, formerly known as Mary Lee Alley

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Mary A. Davis also known as Mary Lee Davis, formerly known as Marry Lee Alley** , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Mt. Juliet, TN, this 26th day of February 2020.

Megan Kruner

Notary Public
State of Tennessee at Large

My Commission expires: May 3, 2020

MEGAN KRUNER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity

I, Venikkia Branch, 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, Cari Allen a notary public for this county And state, Venikkia Branch who acknowledges that this certification of an Electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021

My Commission Expires: 7-5-21