Name and Address of New Owner:
Carter Realty Investments
PO Box 1633
Mount Juliet, TN 37121

Send Tax Statements To:
Carter Realty Investments
PO Box 1633
Mount Juliet, TN 37121

THIS INSTRUMENT PREPARED BY:
(Please Return Document to this Address)
J.D. Kious, Attorney
Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No.: MR-20040630

Map and Parcel: 150 07 0 324.00

Karen Johnson Davidson County
Batch# 407689 DEEDWARR
05/29/2020 11:05:30 AM 3 pgs
Fees: $18.00 Taxes: $566.64
20200529-0055529

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Dean E. White and wife, Tamela A. White**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Carter Realty Investments**, hereinafter called the GRANTEE, its 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, and being all of Lot No. 261, Section Six-B, "The County", according to survey and plat of same appearing of record in Book 5200, page 741, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more accurate and complete description of said lot.

Being the same property conveyed to Dean E. White and wife, Tamela A. White by Warranty Deed filed for record on February 25, 1985 in Book 6498, page 860, of the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the following: Covenants, Conditions and Restrictions of The Country, Section VI-B of record in Book 6264, page 656; All matters as set forth per Book 5200, page 741 and 742; Deed of Conveyance for Sanitary Sewer Easement of record in Book 6643, page 809; all of said Register's Office.

This conveyance is further subject to: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 700 Country Ridge Court, Antioch, TN 37013

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, its heirs and assigns forever; and we 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 the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its 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 our hand this 21st day of May, 2020.

Dean E. White

Tamela A. White

State of Tennessee

County of Rutherford

Personally appeared before me, Dean E. White and Tamela A. White with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 21st of May, 2020.

Notary Public
My Commission Expires: 5/22/22

ANGELA HOWARD
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $153,145.00.

Affiant Signature

Subscribed and sworn to before me, this 21st day of May, 2020.

Notary Public
My Commission Expires: 10/2/2023

VENIKKIA BRANCH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

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