RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE STE. 540
NASHVILLE, TN 37203

This Instrument Prepared By and Returned To: Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 20203434 **After Recording Return To The Above.**	I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$434,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale. Tracy Perry Affiant Sworn to and subscribed before me this 7th day of August, 2020. JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE Notary Public My Commission Expires: 1-8-24

WARRANTY DEED

THIS INDENTURE, made this 7th day of August, 2020, among:

BRADFORD K. FOLMAR AND LINDSAY FOLMAR, HUSBAND AND WIFE

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

Karen Johnson Davidson County
Batch# 453668 DEEDWARR
08/10/2020 11:14:20 AM 2 pgs
Fees: $13.00 Taxes: $1,605.80
20200810-0088651

AND

JAMINA T. CARDER

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Lot No. 81 on the Plan of McMurray Woods, Section 3 of record in Plat Book 3300, Page 83, in the 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 Bradford K. Folmar and Lindsay Folmar, husband and wife by Warranty deed from Richard Saad and wife, Donna Saad of record in Instrument No. 20161201-0126115 Register's Office for Davidson County, Tennessee, dated November 29, 2016 and recorded on December 01, 2016. (Value of consideration shown in aforementioned deed $289,000.00.) Being also known as 622 Woodett Drive Nashville, Tennessee 37211.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Bradford K. Folmar

Lindsay Folmar

State of Tennessee
County of WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Bradford K. Folmar and Lindsay Folmar, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 7th day of August, 2020.

T. P. BOSHEARS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: 3-9-23

Owner Name & Property Address:

Name: Jamina T. Carder
Address: 622 Woodett Drive
City, State, Zip: Nashville, TN 37211

Responsible Party For Taxes:

Name: Jamina T. Carder
Address: 622 Woodett Drive
City, State, Zip: Nashville, TN 37211

Tax ID: 161-06-0-014.00