WARRANTY DEED

FILE BOX 19B
05-01-025-DA

Davidson County DEEDWARR
Recvd: 02/11/05 10:41 2 pgs
Fees:13.00 Taxes:627.15
20050211-0015913

SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin TN 37064

State of Tennessee)
County of Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $169,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 4th day of February, 2005.

SANDRA S. TOMLIN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY, TENN.

Notary Public

My Commission Expires: _____ (AFFIX SEAL)

EXPIRES: FEBRUARY 19, 2007

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 761 Old Hickory Blvd., Suite 301, Brentwood, TN 37027

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
Rudolf DeJong	New Owner	176
(NAME) 4465 Lavergne Couchville Pike	(NAME)	013.00
(ADDRESS) Nashville, TN 37013	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), 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, **Jean Claire Carroll, A MARRIED WOMAN**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Rudolf DeJong, An Unmarried Man**, hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A Certain Tract or Parcel of LAND in DAVIDSON County, State of Tennessee, described as follows, to wit;

BEGINNING at a point in the center line of Lavergne-Couchville Pike at the Northwest corner of the Somerville Property, as described in Book 5401, Page 122, Register's Office for Davidson County, Tennessee; thence South 65° 15' East 1,055 feet to a point; thence North 9° 45' East 207 feet to a point; thence in a westerly direction 1,020 feet to a point; thence South 16° 15' West 125 feet to a point; thence South 21° West 75 feet to the point of BEGINNING.

BEING the same property conveyed to JEAN CLAIRE CARROLL, by Deed from SAMUEL S. KELTON, et ux, CLAUDETTE D. KELTON, AS TENANCY BY THE ENTIRETY, Dated AUGUST 11, 1999, of record in Book 11615, Page 342, Register's Office for Davidson County, Tennessee.

JOHN M. CARROLL, spouse of the above named JEAN CLAIRE CARROLL, joins in this conveyance for the purpose of releasing any and all rights HE may have in and to the above described property, especially HIS marital rights.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

BEING unimproved ☐
Improved ☒ property known as: 4465 Lavergne Couchville Pike, Nashville, TN, 37013.

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF, OUR hands, this 9th day of February, 2005

JEAN CLAIRE CARROLL

JOHN M. CARROLL

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jean Claire Carroll and Husband, John M. Carroll, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that SHE executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 9th day of February, 2005.

SCOTT D. WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 03/31/07

Notary Public