Box 13 # 9448

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $172,169.00

Heidi Jo Clayton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF MARCH, 2005.

Notary Public

MY COMMISSION EXPIRES: May 28, 2006.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Olivia Dorris	Option One Mortgage Corporation	136-5A-25
(NAME)	(NAME)	
2964 Harbor Lights Drive	1600 Parkwood Circle #615	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Atlanta, GA 30339	
(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, WE, John K. Carroll and Tammy L. Carroll, husband and wife, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Olivia Dorris, unmarried, HEREINAFTER CALLED THE GRANTEES, THEIR 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. 25 on the Plan of Bayview Estates, Phase One, First Revision (A Planned Unit Development) of record in Book 9700, Page 920, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to John K. Carroll and Tammy L. Carroll, husband and wife, by deed of record in Instrument No. 20000814-0080458, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 2964 Harbor Lights Dr., Nashville, TN 37217

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

Davidson County DEEDWARR
Recvd: 03/24/05 15:13 2 pgs
Fees:13.00 Taxes:637.03

20050324-0032235

Witness our hands this 18th day of March, 2005.

John K. Carroll by Anthony Cooper, his Attorney-in-fact

Tammy L. Carroll by Anthony Cooper, her Attorney-in-fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 18th day of March, 2005, before me personally appeared Anthony Cooper, the person who executed the foregoing instrument on behalf of John K. Carroll and Tammy L. Carroll and who acknowledged that he executed the same as the free act and deed of the said John K. Carroll and Tammy L. Carroll, through Power of Attorney granted 3/17/2003 by the said John K. Carroll and Tammy L. Carroll.

Witness my hand and official seal at Nashville, Tennessee this 18th day of March, 2005.

Commission expires: May 28, 2006

Notary Public