File No. 280401414

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/21/08 09:27 2 pgs
Fees:13.00 Taxes:857.48

20080521-0051958

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $231,750.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF MAY, 2008.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KASEY KOHRING STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires SEPT. 25, 2010

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
5107 Maryland Way
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Monte B. Carroll	Monte B. Carroll	146-16-O-210.00
(NAME) 5102 Kincannon Drive	(NAME) 5102 Kincannon Drive	
(ADDRESS) Nashville, Tennessee 37220	(ADDRESS) Nashville, Tennessee 37220	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Pamela L. Reynolds, unmarried, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto Monte B. Carroll, hereinafter called the grantee(s), His heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Being Lot No. 1032 on the Plan of Brentwood Hall, Section 13, as of record in Book 2854, page 24, 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 Pamela L. Reynolds by Deed from Sarah E. Wyatt Patton, of record in Instrument No. 2000080200-76446, dated July 26, 2000, Register's Office for Davidson County, Tennessee.

Taxes for the year 2008 remain a lien, not yet due and payable.

Subject to all matters as set forth per Plat Book 6391, Page 627, Register's Office of said County.

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.

unimproved ☐

This is improved ☒ property, known as 5102 Kincannon Drive, Nashville, TN 37220
(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 GRANTEE(S), His heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), His 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/our hands this 19th day of May, 2008.

Pamela L. Reynolds

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Pamela Reynolds, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained on this 5/19/2008.

Witness my hand at office this 19th day of May, 2008.

Commission expires:
10/10/09

Notary Public

File Number: 280401414

RETURN TO:
Sidwell Title
5107 Maryland Way
Brentwood, TN 37027

DONALD R. BARRETT, JR.
NOTARY PUBLIC
STATE OF TENNESSEE