Box 10-B

BILL GARRETT, Davidson County
Trans:T20090070338 DEEDWARR
Recvd: 10/15/09 14:30 2 pgs
Fees:13.00 Taxes:97.68
20091015-0095623

STATE OF TENNESSEE
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$26,400.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 15 DAY OF OCTOBER, 2009.

Notary Public

MY COMMISSION EXPIRES: **AUGUST 23, 2011**

(AFFIX SEAL)

LEE A. COHEN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
WILLIAM KEITH CARROLL, ET AL	**SAME**	**072-04-0-243.00**
(NAME) **1273 BLAIRFIELD DRIVE**	(NAME)	
(ADDRESS) **ANTIOCH, TN 37013**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN 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, LYNN GOODWIN, MARRIED AND CATHERINE TABOR, UNMARRIED, BEING ALL THE DEVISEES UNDER THE LAST WILL AND TESTAMENT OF PATRICIA WILLIAMS, DAVIDSON COUNTY PROBATE COURT DOCKET NO. 09P-861,** HEREINAFTER CALLED THE GRANTORS HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **WILLIAM KEITH CARROLL AND WIFE, NANCY E. CARROLL AND GRAND CANYON PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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 the south 65 feet of the north 80 feet of Lot No. 30 of Block "E", on the Map of Country Club Estates, of record in Plat Book 843, page 95, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said part of said lot fronts 65 feet on the easterly side of Ardee, formerly Mildred, Avenue and runs back between parallel lines, 175 feet to a dead line.

Being the same property conveyed to Jesse S. Williams, Jr. and wife, Patricia B. Williams, by deed dated November 12, 1954 from Phillip E. Cole and wife, Dorothy J. Cole, of record in Book 2332, page 289, Register's Office for Davidson County, Tennessee. The said Jesse S. Williams, Jr. having predeceased Patricia B. Williams and the said Patricia B. Williams having since died. The Last Will and Testament of Patricia Williams (a/k/a Patricia B. Williams), Davidson County Probate Court Docket No. 09P-861, devised subject property to Lynn Goodwin and Catherine Tabor.

This conveyance is subject to all matters as set forth on the plan of record in Plat Book 843, page 95, said Register's Office and any and all easements, restrictions, and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

THIS IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTORS.

unimproved ( )
This is improved(X) property, known as **1427 ARDEE AVENUE, NASHVILLE, TN 37216**
(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.

Witness our hands this 15th day of October, 2009.

Lynn Goodwin

LYNN GOODWIN

Catherine Tabor

CATHERINE TABOR

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 **Lynn Goodwin and Catherine Tabor**, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 15th day of October, 2009.

My commission expires: **August 23, 2011**

Lee A. Cohen

Notary Public

