WARRANTY DEED

Return TO:
Foundation Title
30 Burton Hills Blvd
#175
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$320,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF MAY, 2010.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KELLI ANN CALLAGHAN
NOTARY PUBLIC
TENNESSEE
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Blvd., Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joe H. Bandy	Same	**118-14-0-011.00**
(NAME)	(NAME)	
3507 Robin Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(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, **Carol Elaine Carney Smith, and Brian Ritchie Carney, heirs of the Estate of May Dell Carney**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Joe H. Bandy, and Carolyn A. Coleman, as tenants in common with right of survivorship**, 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. 73 on the Plan of Woodmont Boulevard Section of Marengo Park, as of Record in Book 1130, Page 2, and Register's Office for said County, Described as follows:

Beginning on the westerly margin of Robin Road, formerly Underwood Avenue, at the corner of Lots Nos. 73 and 74; thence with the westerly margin of said road, southeastwardly 150 feet to the beginning of a curve; thence around said curve in a southwesterly direction 57 feet to the northerly margin of Winston Place; thence with same westwardly 175 feet to the corner of Lots Nos. 72 and 73; thence with the line between said two lots northwardly 110 feet to the common corner of Lots Nos. 72, 73 and 74; thence with the line between Lots Nos. 73 and 74, eastwardly 147.5 feet to the beginning.

Being the same property conveyed to May Dell Carney and husband Robert Carney by deed dated January 29, 1943 from Julia Alberta Coppage of record in Book 1261, Page 158, Register's Office for Davidson County, Tennessee. Robert Carney thereafter died survived by his wife, May Dell Carney. The said May Dell Carney died testate on January 7, 2008, and by order of Probate for Muniment of Title in the 7th Circuit Court of Davidson County, Tennessee Probate Division Docket #08P-1418 said property was devised to Carol Elaine Carney Smith and Brian Ritchie Carney.

unimproved ☐

This is improved ☒ property, known as **3507 Robin Road, Nashville, TN 37204**

(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.

BILL GARRETT, Davidson County
Trans:T20100034382 DEEDWARR
Recvd: 06/07/10 11:12 2 pgs
Fees:13.00 Taxes:1184.00

20100607-0043937

Witness our hands this **28th day of May, 2010**.

Carol Elaine Carney Smith

Brian Ritchie Carney

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, of State and County aforesaid, personally appeared **Carol Elaine Carney Smith and Brian Ritchie Carney** with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be the persons who executed the foregoing instrument for the purpose therein contained, and that they executed the same as their free act and deed.

Witness my hand and official seal at Nashville, Tennessee this 28th day of May, 2010.

Commission expires: May 6, 2013

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

I. Dyke Tatum Notary Public