WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS 24TH day of March, 2011. Notary Public MY COMMISSION EXPIRES: May 8, 2012 (AFFIX SEAL)

BOX 50-B

PREPARED BY: BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

RETURN TO:

PRISCILLA C. URBANEK NOTARY PUBLIC AT LARGE

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 9114 Carothers Parkway, Suite 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Edward Jeffrey Dinkins	New owner	11704020500
(NAME)	(NAME)	
1911 Wildwood Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **David A. Carroll, a married person**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Edward Jeffrey Dinkins, unmarried**, hereinafter called the Grantee, his 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 4, BLOCK "B", MAP OF BELMONT TERRACE ANNEX NO.3 as shown on plat of record in Plat Book 1130, Page 24, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to David A. Carroll by Warranty Deed dated July 8, 2009 from Jason D. McClimans and wife, Lauren McClimans, of record in Instrument Number 20090714-0065684, Register's Office for Davidson County, Tennessee.

Anna Carroll, wife of David A. Carroll hereby joins in this conveyance for the sole purpose of conveying any and all right, title and interest she may have in and to the subject property by reason of her marital status or otherwise.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved X property, known as 1911 Wildwood Avenue, Nashville, TN 37212

BILL GARRETT, Davidson County
Trans:T20110018756 DEEDWARR
Recvd: 03/31/11 10:10 2 pgs
Fees:13.00 Taxes:1017.50

20110331-0024686

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, has 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 24th day of March, 2011.

David A Carroll by Laurie Harris his Atty in Fact

David A. Carroll by Laurie Harris, his Attorney In Fact

Anna Carroll by Laurie Harris her Atty in Fact

Anna Carroll by Laurie Harris, her Attorney In Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Laurie Harris, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of David A. Carroll, as his Attorney In Fact, under Power of Attorney bearing Inst. No. 20110331002468 5, Register's Office for Davidson County, Tennessee, and who acknowledged the execution of the same to be the free act and deed of David A. Carroll, under said Power of Attorney.

Witness my hand and official seal at office in Franklin, Tennessee, this the 24th day of March, 2011.

Notary Public

My Commission Expires:
3/18/14

WILLIAMSON COUNTY DAWN D. CHASE STATE OF TENNESSEE NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Laurie Harris, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Anna Carroll, as her Attorney In Fact, under Power of Attorney bearing Inst. No. 20110331002468 4, Register's Office for Davidson County, Tennessee, and who acknowledged the execution of the same to be the free act and deed of Anna Carroll, under said Power of Attorney.

Witness my hand and official seal at office in Franklin, Tennessee, this the 24th day of March, 2011.

Notary Public

My Commission Expires:
3/18/14

WILLIAMSON COUNTY DAWN D. CHASE STATE OF TENNESSEE NOTARY PUBLIC