Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Noble Carroll 105 Wonder Valley Road Hendersonville, TN 37075	New Owner	033-12-0-092.00

BILL GARRETT, Davidson County
Trans:T20110030784 DEEDWARR
Recvd: 05/24/11 10:26 2 pgs
Fees:13.00 Taxes:249.75
20110524-0039625

THIS INSTRUMENT PREPARED BY:
TrustLand Title & Escrow, LLC.
1529 Hunt Club Blvd, Suite 300
Gallatin, Tennessee 37066

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $67,500.00

Affiant

Subscribed and sworn to before me, this the 20th day of May, 2011.

Notary Public

My Commission Expires: 1/30/2012
(Affix Seal)

GINA HAWKINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY SUMNER

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged **Bill R. Davis, an unmarried man, ("Grantor"),** has this day bargained and sold, and does hereby bargain, sell, transfer and convey unto **Noble Carroll, an unmarried man ("Grantee"),** and Grantee's successors and assigns all of Grantor's interest in a certain tracts or parcels of land located in **Davidson** County, **Tennessee,** to wit:

Land in Davidson County, Tennessee, being Lot No. 48 on the Plan of Gateway, Section 1, of record in Book 3300, pages 39 and 40, Register's Office for said County.

Said Lot No. 48 fronts 88.0 feet on the southerly margin of Friendship Drive and extends back 186.8 feet on the westerly line and 182.7 feet on the easterly line to a dead line in the rear, measuring 44.0 feet thereon.

Being the same property conveyed to Bill R. Davis and wife, Heather R. Davis, by Warranty Deed from Joshua Black and Rachael Black (formerly known as Rachael R. J. Miller), dated May 22, 2008, recorded May 27, 2008, of record in Instrument No. 20080527-0053577; having thence been conveyed to Bill R. Davis, by Quitclaim Deed from Heather D. Davis, dated April 11, 2011, recorded April 14, 2011, of record in Instrument No. 20110414-0028905, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to (1) Property taxes for the year 2011, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorated share thereof to GRANTEES who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

This is ☒ Improved OR ☐ Unimproved property located at: **210 Friendship Drive, Goodlettsville, TN 37072**

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estates, title and interest thereto belonging to Grantee, his/her heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the said Grantee that he/she is lawfully seized in fee simple of the aforedescribed Real Estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has executed this instrument on this **20th** day of **May, 2011.**

GRANTOR(S)

Bill R. Davis

STATE OF TENNESSEE

COUNTY OF SUMNER

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Bill R. Davis** to me known to the persons described in (or proved to me on the basis of satisfactory evidence), and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained as his free Act and Deed.

Witness my hand and official seal on this the **20th** day of **May, 2011.**

Notary Public

TINA HAWKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY SUMNER

My Commission Expires: 01/30/2012