BILL GARRETT, Davidson County
Trans:T20120038018 DEEDWARR
Recvd: 05/23/12 13:33 2 pgs
Fees:13.00 Taxes:767.75
20120523-0044801

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $207,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF MAY, 2012.

Notary Public

MY COMMISSION EXPIRES: 3-4-13

PHYLLIS KEENAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

File No.: AGL-12-417

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matthew C. Lollar and Jennifer N. Lollar	Wells Fargo Bank NA	161-10-B-55.00 CO
(NAME) 417 Windsor Court	(NAME) PO Box 6502	
(ADDRESS) Nashville, TN 37211	(ADDRESS) Springfield OH 45501-6502	
(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/WE, CRAIG J. CARLSON AND WIFE, ELLEN CARLSON, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, MATTHEW C. LOLLAR AND WIFE, JENNIFER N. LOLLAR, hereinafter called the Grantee(s), their heirs and assigns, that 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. 246, on the plan of VILLAGES OF BRENTWOOD, PHASE SIX, SECOND REVISION, as shown on plat of record in Plat Book 6900, Page 316, in the Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Being the same property conveyed to Craig J. Carlson and wife, Ellen Carlson by Warranty Deed from Tonya Denise McCullough and husband, Brian Thomas McCullough, dated December 15, 2006, of record in Instrument Number 20061219-0156130, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 417 Windsor Court, Nashville, TN 37211
(House Number) (Street) (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 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), 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 my/our hand(s) this 17th day of May, 2012.

Craig J. Carlson

Ellen Carlson

STATE OF KENTUCKY
COUNTY OF KENTON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Craig J. Carlson and Ellen Carlson, the within named bargainor, 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, this the 17 day of May, 2012.

Notary Public
My Commission Expires: 5/31/2015

BRETT RYAN FAULKNER
Notary Public
State at Large
Kentucky
My Commission Expires May 31, 2015

RETURN TO:

Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203
(615)515-7171