BILL GARRETT, Davidson County
Trans:T20120067646 DEEDWARR
Recvd: 09/10/12 11:01 2 pgs
Fees:13.00 Taxes:1006.40

20120910-0081735

WARRANTY DEED

Return To:

FOUNDATION
TITLE AND ESCROW, LLC
~~1725~~ N. Mt. Juliet Rd., Ste. C
Mt. Juliet, TN 37122

2672

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $272,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS **24th** day of **August, 2012**

CONNIE J. BUCHANAN STATE OF TENNESSEE NOTARY PUBLIC

Connie J. Buchanan
Notary Public

MY COMMISSION EXPIRES: 6/15/14
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 30 Burton Hills Blvd, Suite 175, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert O. Burton	New Owner	092160C10900CO
Two Metroplex #400 (NAME) ~~807 18th Avenue S., #109~~	Two Metro Plex # 400 (NAME)	
Birmingham, AL 35209 (ADDRESS) ~~Nashville, TN 37203~~	Birmingham, AL 35209 (ADDRESS)	
(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, I/WE, **Charles Carroll, IV and Geraldine Brooks Carroll, Trustees of the Geraldine Brooks Carroll Revocable Trust, as trustee** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Robert O. Burton, an unmarried person**, 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 Unit No. 109, together with parking spaces No. 18 and No. 53 on the Plan of 807 Eighteenth Avenue Condominiums, as established under Master Deed of record in Instrument No. 20041214-0148798, as amended at Instrument No. 20041216-0149823 and 20050504-0050222, as re-recorded at Instrument No. 20060109-0003220, amended at Instrument No. 20051123-0142078, as further amended in Instrument No. 20070509-0055940, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for amore particular description of said unit.

Being the same property conveyed to Charles Carroll, IV and Geraldine Brooks Carroll, Trustees of the Geraldine Brooks Carroll Revocable Trust by deed from Mete Fikri, dated April 27, 2006 of record in Instrument No. 20060505-0052406, Register's Office of Davidson County, Tennessee.

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 ☑ property, known as 807 18th Avenue S., #109, Nashville, TN 37203

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 **August, 2012**

Charles Carroll, IV and Geraldine Brooks Carroll, Trustees of the Geraldine Brooks Carroll Revocable Trust

BY: Charles Carroll IV, Trustee by Charles Carroll, IV, Trustee by Brooke C. Shuster, Attorney in Fact Brooke C. Shuster, Attorney in Fact

BY: Geraldine Brooks Carroll, Trustee Geraldine Brooks Carroll, Trustee by Brooke C. Shuster, Attorney in Fact by Brooke C. Shuster, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary, personally appeared Brooke C. Shuster, known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of Charles Carroll, IV, Trustee, and who acknowledged that she executed the same as the free act and deed of the said Charles Carroll, IV, Trustee, by virtue of a Power of Attorney, duly executed and appearing of record in Instrument # 20120910-0081733 said Register's Office.

Witness my hand and official seal this 24th day of August, 2012

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary, personally appeared Brooke C. Shuster, known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of Geraldine Brooks Carroll, and who acknowledged that she executed the same as the free act and deed of the said Geraldine Brooks Carroll, Trustee, by virtue of a Power of Attorney, duly executed and appearing of record in Instrument # 20120910-0081734 said Register's Office.

Witness my hand and official seal this 24th day of August, 2012



