

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF February, 2013.

NOTARY PUBLIC:

MY COMMISSION EXPIRES: 4/9/2014
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carolyn Carroll 935 Todd Preis Drive Nashville, TN 37221	Same Carolyn Carroll 935 Todd Preis Dr. Nashville, TN 37221	Map 142 05 0D Parcel 029.00 CO

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, we,

Eddie Fenoglio

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Carolyn Carroll, a married woman

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:

Unit E 403, together with the carport designated Number E 403 C, in River Plantation, Section Four, a Condominium, a horizontal property regime, located on Todd Preis Drive, Nashville, Davidson County, Tennessee, as shown on the Plat of River Plantations, Section Four, Condominium Aprartments, recorded in Book 4860, page 17, 18, and 19 of the Register's Office of Davidson County, Tennessee, as described in a Master Deed recorded in Book 4892, page 440, of the Register's Office for Davidson County, Tennessee, to which reference is hereby made. The Easements Restrictive Covenants, Conditions and Regulations imposed upon and relating to the property, apartment, co owners and tenants of River Plantation, Section Four, Condominium Aprartment contained in the Master Deed and By Laws appended thereto, recorded in Book 4892, page 440, RODC, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied therein.

Being the same property conveyed to Eddie Fenoglio, by deed from Eric Sox, dated August 2, 2012, of record in Instrument No. 20120827-0076634 Register's Office for Davidson County, TN.

This being investment property only, having never been the personal residence of the grantor at anytime.

This conveyance is made subject to the following:

1) 2013 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is ☐un ☒improved property known as: 935 Todd Preis Drive Nashville, TN 37221
(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.

Witness my hand(s) this 24th day of August, 2012.

Eddie Fenoglio

BILL GARRETT, Davidson County
Trans:T20130011951 DEEDWARR
Recvd: 02/12/13 10:09 2 pgs
Fees:13.00 Taxes:518.00

20130212-0014285

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Eddie Fenoglio, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of February, 2013.

NOTARY PUBLIC

JAMES C. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: March 3, 2015

PLEASE RETURN TO:
~~Athens Title & Escrow LLC~~
~~5115 Maryland Way~~
~~Brentwood, Tennessee 37027~~

Clarity Title, LLC
100 Hazel Path Suite C
Hendersonville, TN 37075
615-448-6494

12-0977