BILL GARRETT, Davidson County
Trans:T20130012032 DEEDWARR
Recvd: 02/12/13 13:01 2 pgs
Fees:13.00 Taxes:562.40

20130212-0014370

BRENDA R. LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS$152,000.00

Sonya Dawn Carroll Jett Executrix
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of February, 2013.

Brenda R Lehman
Notary Public

MY COMMISSION EXPIRES: March 8, 2015.

(AFFIX SEAL)

Box 44

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN TITLE & ESCROW, LLC 1646 WESTGATE CIR, STE 102 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Education Intelligence Inc.	Same	09502012800
(NAME)	(NAME)	
2219 June Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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,
Sonya Dawn Carroll Jett, Executrix of
THE ESTATE OF JANE A. CARROLL AKA ADA JANE CARROLL,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

EDUCATION INTELLIGENCE INC.,

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 lot No. 3 on the Plan of Walnut Grove, as of record in book 2133, page 87, Register's Office for said County.

Said lot No. 3 fronts 105 feet on the south side of June Drive, and runs back between lines, 174.9 feet on the west line and 175 feet on the east line, to a dead line in the rear on which it measures 105 feet.

Being the same property conveyed to Paul G. Carroll and wife, Ada Jane Carroll by deed from Edward T. Greer, Jr. and wife, Betty C. Greer, recorded on January 19, 1965, of record in Book 3852, Page 276, Register's Office for Davidson County, Tennessee. The said Paul G. Carroll and wife having since died, Paul G. Carroll predeceased Ada Jane Carroll on May 13, 2010. The said Ada Jane Carroll aka Jane A. Carroll died Testate on July 28, 2012. The Last Will and Testament of Jane A. Carroll entered for probate September 19, 2012. In The Seventh Circuit Court for Davidson County, Tennessee, at Nashville in Docket No. 12P-1441.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 2219 June Drive, Nashville, TN 37214

(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 our hands this 8th day of February, 2013.

The Estate of Jane A. Carroll aka Ada Jane Carroll

By: Sonya Dawn Carroll Jett, Executrix

Sonya Dawn Carroll Jett, Executrix

Attest: _____

STATE OF TENNESSEE

COUNTY OF DAVIDSON

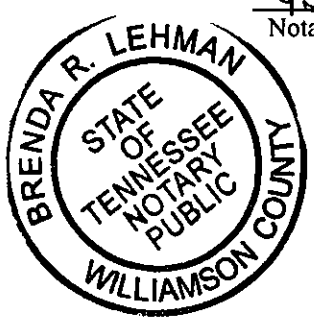
Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Sonya Dawn Carroll Jett with whom I am personally acquainted, and who upon oath acknowledged him/herself to be the Executrix of **THE ESTATE OF JANE A. CARROLL AKA ADA JANE CARROLL**, and being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the **THE ESTATE OF JANE A. CARROLL AKA ADA JANE CARROLL** by him/herself as Executrix.

Witness my hand and official seal at on this 8th day of February, 2013

Commission expires: March 8, 2015

Brenda R Lehman

Notary Public



Commonly Known As: 2219 June Drive, Nashville, TN 37214
Map & Parcel No. 09502012800