(1)

BILL GARRETT, Davidson County
Trans:T20130027467 DEEDWARR
Recvd: 04/04/13 13:25 2 pgs
Fees:13.00 Taxes:2016.50
20130404-0033427

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$545,000.00**

Earl Scaggs
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE **1ST** DAY OF **APRIL, 2013.**

Lee A. Cohen
Notary Public

MY COMMISSION EXPIRES: May 5, 2015

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CHARLES CARROLL, ET UX		**054-09-0A-012.00 CO**
(NAME) **3025 LAKESHORE DRIVE**	(NAME) New Owner	
(ADDRESS) **OLD HICKORY, TN 37138**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

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, **EARL MICHAEL SCAGGS AND WIFE, KIMBERLY RAE SCAGGS,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHARLES CARROLL AND TAMI CARROLL, HUSBAND AND WIFE,** 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. 12, Lakeshore Pointe and Resubdivision of Lot 1 of The Villas of Lake Meade, Phase II, as shown on plat of record in Instrument No. 20040903-0106917, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Earl Michael Scaggs and wife, Kimberly Rae Scaggs, from Victor Consulo and wife, April Consulo by deed dated September 28, 2006, of record in Instrument #20060929-0120385, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters as set forth in the Plan of record in Instrument #20040903-0106917, Restrictive Covenants of record in Instrument #20040903-0106869, Easement of record in Book 5649, page 464, Sewer Easement of record in Book 5793, page 965, Storm Sewer and/or Sanitary Sewer Easement of record in Book 7346, page 967, Master Deed of record in Book 11053, page 690, Charter of record in Book 11053, page 747, and any and all other easements, restrictions, and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

unimproved (X)
This is improved( ) property, known as **3025 LAKESHORE DRIVE, OLD HICKORY, TN 37138**
(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 **1st** day of **April, 2013**.

EARL MICHAEL SCAGGS

KIMBERLY RAE SCAGGS

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Earl Michael Scaggs and wife, Kimberly Rae Scaggs**, the bargainors, 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 at office this 1st day of April, 2013.

My commission expires: **May 5, 2015**

Notary Public

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON