WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $289,250.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of July, 2013.

Notary Public

MY COMMISSION EXPIRES: 6/15/17

(AFFIX SEAL)

CONNIE J BUCHANAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Touchstone Title and Escrow, LLC, 318 Seaboard Lane, Suite 114, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jansen Schroeder	New Owner	155-10-0-A 074.00
(NAME)	(NAME)	
145 Sequoyah Lane		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, Gabriel Carro and Melissa Carro, husband and wife, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Jansen Schroeder and Kennah Schroeder, 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 31, MCCRORY TRACE ESTATES, as shown on plat of record in Plat Book 6900, Pages 720-723 and as corrected by Surveyors Correction of Plat recorded in Book 7825, Page 429, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Melissa Carro and husband, Gabriel Carro by Warranty Deed from Tommy T. Overton and Lisa A. Overton, married, recorded on the 2nd day of July, 2004 in Instrument No. 20040702-0079518, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to restrictive covenants of record in Book 7241, Page 597, amended in Book 7576, Page 846, said Register's Office; easements and set back lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

unimproved ☐

This is improved ☑ property, known as 145 Sequoyah Lane, 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.

BILL GARRETT, Davidson County
Trans:T20130061161 DEEDWARR
Recvd: 07/18/13 09:22 2 pgs
Fees:13.00 Taxes:1070.23
20130718-0074186

Witness our hands this 11th day of July, 2013.

Gabriel Carro

Melissa Carro

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 11th day of July, 2013, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Gabriel Carro and Melissa Carro**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
01/27/2015

Notary Public,

KIMBERLY HOLLINGSHEAD
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

Return to:
Foundation Title and Escrow, LLC.
2672 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122