BILL GARRETT, Davidson County
Trans:T20130061222 DEEDWARR
Recvd: 07/18/13 10:48 2 pgs
Fees:13.00 Taxes:973.10
20130718-0074284

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $263,000.00.

Affiant

Subscribed and sworn before me this the 15th day of July, 2013.

Notary Public
My Commission expires 4-17-15

DOROTHY E. WELCH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-15770

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Robert E. Carroll 7884 Heaton Way Nashville, TN 37211	New owner	173-9A-337

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, JONATHAN J. HUTZEL AND JENNIFER L. HUTZEL, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to ROBERT E. CARROLL AND ROBIN A. CARROLL, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, TN, being Lot No. 233, on the Plan of Phase Four, Lenox Village, of record in Instrument No. 20040806-0094784, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Jonathan J. Hutzel and wife, Jennifer L. Hutzel by deed from Tatyana (formerly known as Tatjana) Nelson dated May 25, 2007 of record in Instrument No. 20070601-0065286, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS __X__ IMPROVED ____UNIMPROVED PROPERTY KNOWN AS 7884 Heaton Way, Nashville, TN 37211.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 this the 15th day of July, 2013.

Jonathan J. Hutzel

Jennifer L. Hutzel

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jonathan J. Hutzel and Jennifer L. Hutzel, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 15th day of July, 2013.

My commission expires: 9/9/14

Notary Public

