Return to: John T. Cook, P.C.
2927 Berry Hill Drive
Nashville, TN 37204

File 25741-8
Box 14

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140014307 DEEDWARR
Recvd: 03/03/14 08:43 2 pgs
Fees:13.00 Taxes:1474.45
20140303-0017591

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $398,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of February, 2014.

Notary Public

MY COMMISSION EXPIRES: 9.19.16

(AFFIX SEAL)

KATHY HAIR STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

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
Frank J. Dial	Magna Bank	145-11-0-026.00
(NAME)	(NAME)	
5204 Granny White Pike	6525 Quail Hollow Rd., Suite 300	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220	Memphis, Tennessee 38120	
(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, I, Jeff Carman, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Frank J. Dial and and Lindsay B. Dial, husband and wife, as tenants by the entirety, 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 14, GRANNY WHITE PARK, as shown on plat of record in Plat Book 3700, Page 72, 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 Jeff Carman by Warranty Deed from W.C. Ireland, Jr., unmarried, recorded on the 9th day of April, 2008 in Instrument No. 20080409-0035686, in the Register's Office of Davidson County, Tennessee.

Kellye Carman, spouse of the above named Jeff Carman, joins in this conveyance for the purpose of releasing any and all rights she may have in and to the above described property, especially her marital rights.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

unimproved ☐

This is improved ☑ property, known as 5204 Granny White Pike, Nashville, TN 37220
(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 28th day of February, 2014.

Jeff Carman

Kellye Carman

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 28th day of February, 2014, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Jeff Carman and Kellye Carman**, 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:

Notary Public,

KIMBERLY HOLLINGSHEAD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JAN. 27, 2015