WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140031182 DEEDWARR
Recvd: 05/06/14 12:54 2 pgs
Fees:13.00 Taxes:491.73
20140506-0038546

TAMMY MORRIS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $132,900.00.

Affiant

Subscribed and sworn to before me this 25 day of April, 2014.

Notary Public
My Commission expires: 3-20-18
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Cody Carroll	Ameris Bank	96-9-40
402 Lorna Drive	1800 Parkway PL #820	
Nashville, TN 37214	Marietta GA 30067	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Wanda Williams**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Cody Carroll and Amber Carroll, joint tenants** with right of survivorship their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot Number 152 on the Plan of Woodberry Park, of record in Book 2133, Page 117, Register's Office for Davidson County, Tennessee, plus an adjoining tract on the Southeast corner of said lot.

Beginning at a point in the southerly margin of Lorna Drive and being the common corner of Lot Numbers 152 and 153, and extending southwardly 208.5 feet to a point; thence eastwardly 100.0 feet to a concrete monument, being the southeast corner of Lot Number 152; thence north 60 degrees 20 minutes east, 22 feet more or less, to a point; thence north 84 degrees 30 minutes east, 63 feet more or less, to a point; thence south 59 degrees 10 minutes west, 60.7 feet more or less, to a point in the easterly margin of Lot Number 152; thence northwardly 115.9 feet to a point in the southerly margin of Lorna Drive, being the common corner of Lots Number 151 and 152; thence westwardly 94.1 feet along the southerly margin of Lorna Drive to the point of beginning.

Included in this description but specifically excluded in this conveyance is a portion of lot 152 as described in Book 4799, Page 929, said Register's Office.

Being the same property conveyed to Wanda Williams, unmarried from Secretary of Housing and Urban Development, of Washington D.C. by Cash Deed for Tennessee on May 9, 2008, of record in Instrument Number 20080513-0049292, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2014 and subsequent years a lien, but not yet due and payable.
- Subject to all matters as shown on the Plan of record in Plat Book 2133, Page 117, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 2297, Page 194, Register's Office for Davidson County, Tennessee.
- Included in the description but expressly excluded from this conveyance is the parcel of land described in the instrument of record in Book 4799, Page 929, Register's Office for Davidson County.

This is improved property known as: **402 Lorna Drive, Nashville, TN 37214**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 April 25, 2014.

Wanda Williams

Wanda Williams

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Wanda Williams** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this April 25, 2014

My commission expires 8/19/14

Notary Public

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY