BILL GARRETT, Davidson County
Trans:T20140035417 DEEDWARR
Recvd: 05/21/14 10:25 2 pgs
Fees:13.00 Taxes:943.50
20140521-0043689

Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 290
Brentwood, TN 37027
14-0386

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,000.00

Laurita V. Moore
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 19th day of May, 2014

Kelly Dorsey
Notary Public
Commission Expires: 5.20.17

KELLY DORSEY NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Scottie L. Williams 5401 Ashby Dr. Antioch, TN 37013	New Owner	149-16-0-020.00

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, I/WE,

James L. Carroll, an unmarried man

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Scottie L. Williams and Sueyon T. Williams, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 20 on the Plan of Bellwood Estates, Section 1, of record in Book 5200, Page 172, as amended in Book 6568, Page 787, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to James L. Carroll and wife, Linnie J. Carroll, by Warranty Deed from Old Hickory Development Company, Inc., dated 5/14/85 and recorded 6/7/85 in Book 6577, Page 80, in the Register's Office of Davidson County, Tennessee. The said Linnie J. Carroll having since died, on or about May 9, 2010, thereby vesting subject property in James L. Carroll as surviving tenant by the entirety.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 5401 Ashby Dr., Antioch, TN 37013.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 19th day of May, 2014.

James L. Carroll

James L. Carroll

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,
James L. Carroll
with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 19th day of May, 2014.

JOSHUA A. TERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-18-2016

Notary Public
My Commission Expires: _____

(Notary Seal)