BILL GARRETT, Davidson County
Trans:T20140037080 DEEDWARR
Recvd: 05/28/14 11:46 2 pgs
Fees:13.00 Taxes:628.63

20140528-0045713

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $169,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 DAY OF May, 2014.

NOTARY PUBLIC:
MY COMMISSION EXPIRES: 5-17-15
(AFFIX SEAL)

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 # 01288-20467

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joshua D. Niles William E. Niles, Jr. 216 Antioch Pike Nashville, TN 37211	New Owner	Map/ Parcel 13302014600

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, we,

Denise D. Folsom, n/k/a Denise Folsom Carringer and husband, Thomas Carringer

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Joshua D. Niles, an unmarried man and William Edward Niles, Jr., a married man, tenants in common with right of survivorship"

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 No. 6 on the plat of the plan of Airdrie Subdivision "A" as of record in Book 547, Page 10, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Denise D. Folsom by Deed from Evanston Insurance Company dated 2/20/2006 of record in Instrument Number 20060321-0032044, Register's Office for Davidson County, Tennessee. Denise D. Folsom is now married and known as Denise Folsom Carringer. Thomas Carringer joins in this conveyance for the purpose of conveying any right, title, and interest in and to said property which he may have marital or otherwise.

This conveyance is made subject to the following:

1) 2014 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.
3) Property is subject to all matters affecting said premises as shown on Plat of record in Plat Book 547, Page 10, as amended in Book 3099, Page 21, Register's Office for Davidson County, Tennessee.

This is kmproved property known as: **216 Antioch Pike, Nashville, TN 37211**
(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 hand(s) this 23rd day of May, 2014.

Denise Folsom Carringer

Thomas Carringer

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Denise Folsom Carringer and Thomas Carringer, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23rd day of May, 2014.

NOTARY PUBLIC

My Commission Expires: 9-11-17

SUSAN FRENSLEY NEWTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

MY COMMISSION EXPIRES:
SEPTEMBER 11, 2017

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076