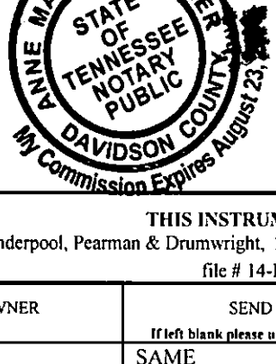
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $247,400.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 2ND DAY OF JUNE, 2014.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

THIS INSTRUMENT PREPARED BY
Vanderpool, Pearman & Drumwright, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 14-R6320 CARROLL

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Luiza Carroll	SAME	072-16-0-112.0
1611 TAMMANY DRIVE		
NASHVILLE, TN 37206		

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 ACKNOWLEDGE, WE,

PATRICIA SHIPP, AKA PATRICIA L. SHIPP, AN UNMARRIED WOMAN, AND LESLEY J. SHELTON, AN UNMARRIED WOMAN, AS TENANTS IN COMMON.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

LUIZA CARROLL

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 28, PEERMAN HEIGHTS, as shown on plat of record in Plat Book 2133, Page 3, 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 Patricia L. Shipp, an unmarried woman and Lesley J. Shelton, an unmarried woman, as tenants in common by Warranty Deed from Glenn A. Phillips and wife, Jocelyn C. Young, recorded on the 4th day of June, 2009 in Instrument No. 20090604-0051788, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

a. County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PEERMAN HEIGHTS, as recorded in Plat Book 2133, Page(s) 3, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Easement for Tennessee Valley Authority Transmission Line, recorded in Book 787, Page 31.

e. Any facts, rights, interest, or claims as would be disclosed by an accurate survey of the land or inspection of the premises thereof.

f. Property taxes for the current year.

This is improved property known as 1611 Tammany Drive, Nashville, TN 37206

BILL GARRETT, Davidson County
Trans:T20140040193 DEEDWARR
Recvd: 06/09/14 08:19 2 pgs
Fees:13.00 Taxes:915.38

20140609-0049649

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 on the 2nd day of June, 2014.

Patricia L. Shipp by Lesley Shelton attorney in fact.

Patricia Shipp, aka Patricia L. Shipp

By: Lesley Shelton, Attorney-in-Fact

Lesley J. Shelton

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in a for said County and State, personally appeared Lesley J. Shelton, individually, and as Lesley Shelton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged executing the within instrument individually and as Attorney-in-Fact on behalf of Patricia Shipp for the purposes therein contained, and who further proved to me to be the Attorney In Fact for and authorized to execute this instrument on behalf of Patricia Shipp, aka Patricia L. Shipp.

Witness my hand and official seal at Nashville, Tennessee, this 2nd day of June, 2014.

Notary Public

My Commission Expires: 10/2/17

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

File #: 14-R6320 CARROLL

RECORD & RETURN TO:

VANDERPOOL, PEARMAN & DRUMWRIGHT

256 SEABOARD LANE, SUITE G104

FRANKLIN, TN 37067