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WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140076911 DEEDWARR
Recvd: 10/10/14 14:33 2 pgs
Fees:13.00 Taxes:656.75
20141010-0094299

I. DYKE TAYLOR
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TN

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $177,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of September, 2014

Notary Public

MY COMMISSION EXPIRES: May 08, 2017

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Alan Theriault	FirstBank	04800140.00
(NAME)	(NAME)	
4833 Eatons Creek Road	3500 Blue Lake Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218	Birmingham, TN 35243	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, **Janet M. Carr,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto Alan Theriault and Nancy Theriault, husband and wife, 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:

Property located in the first Councilmanic District of Davidson County, Tennessee and being described according to a survey by Jeffrey Patrick Chandler, RLS #2353, 3421 Cooper Nicholson Road, Pleasant View, Tennessee, 37146 as follows:

Beginning at a set iron road being in the west margin of Eatons Creek Road, on the east margin of Eatons Creek, and being the common corner to Herman F. Marks (Deed Book 5410, Page 85, Register's Office for Davidson County, Tennessee) and Tressa Strawn (Instrument No. 20090429-0038727, Register's Office for Davidson County, Tennessee. Thence with said margin of Eatons Creek Road South 30 degrees 28 minutes 17 seconds East a distance of 199.25 feet to a set iron road; Thence South 30 Degrees 00 Minutes 00 Seconds East a distance of 115.75 feet to a set iron rod being the common corner of James Claude Warren, Velma Jean Morgan, Sheila Marie Cox, and Tressa Louise Strawn (Instrument No. 20090429-0038726, Register's Office for Davidson County, Tennessee); Thence South 60 Degrees 00 Minutes 00 Seconds West a distance of 6.80 feet to a point in Eatons Creek and being the common corner to James Claude Warren, Velma Jean Morgan, Sheila Marie Cox, and Tressa Louise Strawn (Instrument No. 20090515-114427, Register's Office for Davidson County, Tennessee); Thence South 48 Degrees 59 Minutes 16 Seconds West a distance of 166.50 feet to a set iron rod; Thence South 80 Degrees 01 Minutes 18 Seconds West a distance of 525.50 feet to a set iron rod; Thence North 32 Degrees 41 Minutes 54 Seconds West a distance of 315.00 feet to a set iron rod in the south line of Herman F. Marks (Deed Book 5410, Page 85, Register's Office for Davidson County, Tennessee.); Thence with said Marks North 75 Degrees 27 Minutes 57 Seconds East a distance of 612.03 feet to an existing metal fence post; Thence with the meanders of an existing fence, North 48 Degrees 59 Minutes 16 Seconds East a distance of 79.97 feet to a point in Eatons Creek and common corner to Tressa Strawn (Instrument No. 20090429-0038727, Register's Office for Davidson County, Tennessee.); Thence North 58 Degrees 57 Minutes 42 Seconds East a distance of 8.80 feet to a set iron rod which is the point of beginning, having an area of 221429.2 square feet, 5.08 acres.

Being the same property conveyed to Janet M. Carr and husband David M. Carr by deed dated March 15, 2010 of record in Instrument No. Instrument No. 20100322-0021139, Register's Office for Davidson County,

Tennessee. Thereafter the said David M. Carr being one and the same as David Michael Carr conveyed his interest to Janet M. Carr by deed dated April 21, 2011 of record in Instrument No. 20110531-0041352, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 4833 Eatons Creek Road, Nashville, TN 37218
(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 my/our hands this 30th day of September, 2014.

Janet M. Carr

State of Tennessee
County of Davidson

Personally appeared before me Janet M. Carr, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 30th day of September, 2014.

Notary Public I. Dyke Tatum
My Commission Expires: May 08, 2017

File No. 14-Theriault

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN