Prepared by and when recorded return to:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway Suite 140
Hendersonville, TN 37075

BILL GARRETT, Davidson County
Trans:T20140085697 DEEDWARR
Recvd: 11/13/14 12:01 2 pgs
Fees:13.00 Taxes:1058.20
20141113-0104795

HUTCH HENDERSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $286,000.00

Rachelle Cauder
Affiant

Subscribed and sworn to before me, this 7th day of November, 2014.

Notary Public
My commission expires: 04/17/16

05-1410-66416

Address of New Owner:	Send Tax Bills to:	Tax Information
Rhonda L. Carroll 1132 Chickadee Hermitage TN 37076	Regions Bank d/b/a Regions Mortgage 2050 Parkway Office Circle Birmingham, AL 35244	098-06-0-B-128.00-CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Carl Jan Hurley and Carol Janet Hurley, Trustees of the Carl Jan & Carol Janet Hurley Revocable Living Trust, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Rhonda L. Carroll, an unmarried woman, hereinafter called the Grantees, their successors 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 Unit 129DB, on the Plan of Bridgewater, Phase Two, Section A, Villa Units, Lots 119 thru 135D, as established by the Master Declaration of Protective Covenants and Master Owners Association for Bridgewater of record in Instrument No. 20051024-0128043, as amended by the Supplemental Declaration of Covenants, Conditions and Restrictions for Bridgewater of record in Instrument No. 20051122-0141076, as amended by the First Amendment to Supplemental Declaration of Covenants, Conditions and Restrictions for Bridgewater of record at Instrument No. 20071023-0125250, and as further as shown on the Final Plat for Phase Two, Section A, Bridgewater of record in Instrument No. 20061207-0151485, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Opal Irene Colloms, Trustee of the Opal Irene Colloms Trust, by deed from Frank Batson Homes, Inc., dated February 15, 2008, recorded February 19, 2008, of record in Instrument No. 20080219-0015650, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Vivian Colleen Colloms, Trustee of the Vivian Colleen Colloms Trust, by Quitclaim Deed from Vivian Colleen Colloms, Successor Trustee of the Opal Irene Colloms Trust, dated February 20, 2012, recorded February 23, 2012, of record in Instrument No. 20120223-0015753, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Carl Jan Hurley, Trustee and Carol Janet Hurley, Trustee of the Carl Jan & Carol Janet Hurley Revocable Living Trust by deed from Vivian Colleen Colloms, Trustee of the Vivian Colleen Colloms Trust, dated May 29, 2012, recorded May 31, 2012, of record in Instrument No. 20120531-0047081, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1132 Chickadee, Hermitage, TN 37076

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, successors and assigns,

forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 7th day of November, 2014.

X _____
Carl Jan Hurley, Trustee of the Carl Jan & Carol Janet Hurley Revocable Living Trust

X _____
By: Carol Janet Hurley, Trustee of the Carl Jan & Carol Janet Hurley Revocable Living Trust

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Carl Jan Hurley and Carol Janet Hurley, Trustees of the Carl Jan & Carol Janet Hurley Revocable Living Trust, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Hendersonville, TN, this 7th day of November, 2014.

_____
Hutch Henderson
State of Tennessee at Large

My Commission expires: 04/17/16

HUTCH HENDERSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY