Record and return to:
Victory Title & Escrow, LLC
695 President Pl., Ste. 203
Smyrna, TN 37167
VT-141200364

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20140095963 DEEDWARR
Recvd: 12/23/14 11:31 2 pgs
Fees:13.00 Taxes:810.30
20141223-0117363

STATE OF TENNESSEE
COUNTY OF
The actual consideration or value, whichever is greater, for this transfer is $219,000.00

Affiant

Subscribed and sworn to before me, this 19 day of December, 2014.

Notary Public
My commission expires: 3/6/18

GAIL C. VINCENT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires

02-1412-49302

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Therese Winnington	Farmington Mortgage, a Division of Capstar Bank	083-03-0-058.00
2029 Greenwood Ave	2002 Richard Jones Rd St. 300A	
Nashville TN 37206	Nashville, TN 37215	

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, Timothy R. Carroll, an unmarried man and Elizabeth Yvonne Cook (F.K.A. Elizabeth Y. Carroll), an unmarried woman, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Therese E. Winnington, 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 the westerly half of Lot No. 5, on the Plan of Sharpe and Horn's Fifth Addition, of record in Book 161, Page 173, as revised in Book 332, Page 173, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Timothy R. Carroll, unmarried by deed from Wilson Enterprises, Inc., a Tennessee Corporation, dated August 28, 2000, recorded August 30, 2000, of record in Instrument No. 20000830-0085636, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Timothy R. Carroll and Elizabeth Y. Carroll, husband and wife by Quitclaim Deed from Timothy R. Carroll, a married man who acquired title as an unmarried man and joined by his spouse Elizabeth Y. Carroll, dated November 29, 2005, recorded January 10, 2006, of record in Instrument No. 20060110-0003679, Register's Office for Davidson County, Tennessee. Elizabeth Y. Carroll is now known as Elizabeth Yvonne Cook, pursuant to divorce decree of the Third Circuit Court for Davidson County, Tennessee, Docket No. 14D1635.

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 2029 Greenwood Ave, Nashville, TN 37206

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 19 day of December, 2014.

Timothy R. Carroll

Timothy R. Carroll

Elizabeth Yvonne Cook

Elizabeth Yvonne Cook

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Timothy R. Carroll and Elizabeth Yvonne Cook, 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 Brentwood, TN, this 19 day of December, 2014.

Notary Public
State of Tennessee at Large

My Commission expires 10/18/16

AMY TIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON