BILL GARRETT, Davidson County
Trans: T20150035684 DEEDWARR
Recvd: 05/08/15 10:39 4 pgs
Fees: 23.00 Taxes: 691.90

20150508-0042260

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $187,000.00

Affiant

Subscribed and sworn to before me, this 6th day of May, 2015.

Notary Public

My commission expires: 10/18/2016

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Elizabeth Carroll	SWBC MORTGAGE CORPORATION 9311 SAN PEDRO AVENUE, SUITE 100 SAN ANTONIO, TX 78216	**Map/Parcel: 051-02-0-042.00**
1019 S. Graycroft Avenue		
Madison, TN 37115		

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, I/WE,

Martin T. Tuck, Timothy N. Tuck and Sarah B. Tuck

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

ELIZABETH YVONNE CARROLL, UNMARRIED

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS, 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 Lot No. 154 on the Plan of Pleasant Acres Section One, of record in Plat Book 2133, Page 60, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Thomas R.V. Tuck and wife. Sarah B. Tuck, by Warranty Deed, from Ferriss C. Bailey, Trustee, dated August 7, 1953, of record in Book 2156, Page 533, Register's Office for Davidson County, Tennessee. Thomas R.V. Ruck having since died. Sarah B. Tuck conveyed part of her interest in said property to Timothy N. Tuck and Martin T. Tuck by Life Estate Deed, dated October 26, 2011, of record in Instrument No. 20111031-0084356, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
The Plan of record in Plat Book 2133, Page 60, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 2155, Page 547, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.
And this conveyance is subject to all other easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 1019 S. Graycroft Avenue, Madison, TN 37115.

TNT

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 is unencumbered except as 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.

This document may be executed in multiples and counterparts, the sum of which shall collectively constitute one original instrument.

Witness my/our hand(s) this 4 day of May, 2015.

X Martin T. Tuck
Martin T. Tuck

STATE OF Ohio
COUNTY OF Ross

Personally appeared before me, a Notary Public of said County and State, Martin T. Tuck, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 4 day of May, 2015.

Jonna Depugh
Notary Public

My Commission Expires: 10/17/16

NOTARIAL SEAL STATE OF OHIO
JONNA L. DEPUGH
NOTARY PUBLIC, STATE OF OHIO
ROSS COUNTY
My Commission Expires 10/17/2016

JONNA L. DEPUGH NOTARY PUBLIC STATE OF OHIO

X _____

Timothy N. Tuck

STATE OF South Carolina
COUNTY OF Greenville

Personally appeared before me, a Notary Public of said County and State, Timothy N. Tuck, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 4 day of May, 2015.

JOHN T. MEADOWS
NOTARY PUBLIC
SOUTH CAROLINA

My Commission Expires: 5-23-16

_____
Notary Public

TNT

Sarah B. Tuck

Sarah B. Tuck

STATE OF TENNESSEE
COUNTY OF Davidson

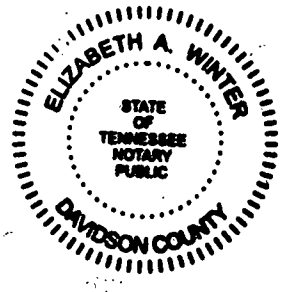
Personally appeared before me, a Notary Public of said County and State, Sarah B. Tuck, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of May, 2015.

Elizabeth A Winter

Notary Public

My Commission Expires: 3-6-18



File #: 150190JM
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027