WARRANTY DEED

RETURN TO:
CORP

PARED BY:
NKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE. 115
BRENTWOOD TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00.

Affiant

KIM MURRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF MAY, 2015.

Notary Public

MY COMMISSION EXPIRES: 3/25/18
(AFFIX SEAL)

Y-KW-15-1364

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Damon Aulston	Mortgage Investors Goup	
(NAME) **1364 Crown Point Place**	(NAME) 8320 E Walker Springs Lane	**161-06-0A-199.00**
(ADDRESS) **Nashville, TN 37211**	(ADDRESS) Knoxville, TN 37923	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **KIMBERLY S. CAROLAN (F/K/A KIMBERLY R. SLONE),** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **DAMON AULSTON, A MARRIED MAN,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee being Unit 199 on the plan of Oakhill Townhomes, Phase 3, Lot 3, as shown as Exhibit "A-1" to the Second Supplemental Declaration to Declaration of Protective Covenants, Conditions Restrictions and easements for Oakhill Townhomes of record as Instrument No. 20080709-0070601, Register's Office for Davidson County, TN County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Kimberly R. Slone, a single woman by Warranty deed from Centex Homes, a Nevada general partnership of record in Instrument No. 20110609-0044085 Register's Office for Davidson County, Tennessee, dated June 09, 2011 and recorded on May 27, 2011.
The said Kimberly R. Sloan having since married is now known as Kimberly S. Carolan. The grantor's spouse joins in to convey any maritial interest he may have in said property.

This conveyance is subject to:
- Taxes for the year 2015.
- Plan of record as Instrument Number 20080605-0058042, Register's Office of Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20070614-0071397, amended in Instrument Number 20080325-0030014 and Instrument Number 20080709-0070601, Register's Office for Davidson County, Tennessee.
- Deed of common areas to Oakhill Townhomes HOA of record in Instrument Number 20080909-0092190, in the Register's Office for Davidson County, Tennessee.

- Plan of record in Plat Book 4460, Pages 76 and 77, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1364 Crown Point Place, Nashville, Tennessee 37211**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20150035759 DEEDWARR
Recvd: 05/08/15 12:11 2 pgs
Fees:13.00 Taxes:740.00
20150508-0042359

Witness my/our hand(s) this the 5th DAY OF MAY, 2015.

Kimberly S. Carolan

Kimberly S. Carolan
John Carolan by Kimberly Carolan
Attorney-in-Fact
John Carolan by Kimberly S. Carolan, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KIMBERLY S. CAROLAN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 5th of May, 2015.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kimberly S. Carolan, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of JOHN CAROLAN, and who acknowledged he/she/they executed the same as the free act and deed of the said JOHN CAROLAN.

Witness my hand and official seal, this the 5th of May, 2015.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

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