WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150045170 DEEDWARR
Recvd: 06/09/15 09:48 2 pgs
Fees: 13.00 Taxes: 1339.40
20150609-0053925

DEANIE L. GREGORY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $362,000.00

William A. Carroll Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of June, 2015.

Deanie L. Gregory
Notary Public

MY COMMISSION EXPIRES: 1-9-18

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
DEANIE L. GREGORY, ATTORNEY AT LAW
GREATER NASHVILLE TITLE AND CLOSING COMPANY
200 MADISON STREET
MADISON, TN 37115

Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kristi R. Dunning	NEW OWNER	02100035500
(NAME)	(NAME)	
7138 Bidwell Rd.		
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, William A. Carroll, Jr., and Wife, Jennifer R. Carroll, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kristi R. Dunning, an unmarried woman, HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 8, Faith Place as shown on plat of record in Plat Book 7900, Page 292, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to William A. Carroll, Jr., and Wife, Jennifer R. Carroll from William A. Carroll, Jr. and Wife, Jennifer R. Carroll (f/k/a Jennifer R. Armstrong) by Quitclaim Deed dated March 5, 2012 of record in Instrument No. 20120319-0023006, Register's Office for Davidson County, Tennessee. Previously being the same property conveyed to William A. Carroll, Jr., a single person and Jennifer R. Armstrong, a single person, as joint tenants with right or survivorship from Joe N. Smith, married by Warranty Deed dated July 18, 2008 of record in Instrument No. 20080729-0077410, said Register's Office and corrected in Scrivener's Affidavit of record in Instrument No. 20081231-0124073, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: TAXES FOR THE YEAR 2015 AND SUBSEQUENT YEARS; SUBJECT TO NOTES, EASEMENTS, SETBACK LINES AND ALL MATTERS SET FORTH ON THE PLAN OF FAITH PLACE OF RECORD IN PLAT BOOK 7900, PAGE 292, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; SUBJECT TO ANY RESTRICTIONS, EASEMENTS, ETC., OF PUBLIC RECORD THAT MAY AFFECT SUBJECT PROPERTY.

******CONVEYANCE IS ALSO SUBJECT TO EASEMENT FOR THE ENCROACHMENT OF THE DRIVEWAY SERVING THE ADJOINING LOT NO. 7 ONTO SUBJECT PROPERTY AS SET FORTH IN SCRIVENER'S AFFIDAVIT CORRECTING WARRANTY DEED OF RECORD IN INSTRUMENT NO. 20080729-0077410, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID SCRIVENER'S AFFIDAVIT IS OF RECORD IN INSTRUMENT NO. 20081231-0124073, SAID REGISTER'S OFFICE.**

unimproved ☐

This is improved ☑ property, known as 7138 Bidwell Rd., Joelton, TN 37080

(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 GRANTEE, her heirs and assigns forever; and we do covenant with the said GRANTEE 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, her 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 our hands this 5th day of June, 2015.

William A. Carroll Jr.

Jennifer R. Carroll

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 5th day of June, 2015, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **William A. Carroll Jr. and Jennifer R. Carroll**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
1-9-18

Notary Public,

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115