THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Williamson
Bankers Title & Escrow Corp. 5107 Maryland Way, Ste. 115 Brentwood, TN 37027	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **264,000.00**. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF July, 2015. Notary Public MY COMMISSION EXPIRES: 9-20-2017 (AFFIX SEAL)

LISA S. GEOGHEGAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Traci D. Carr	Same	MAP & PARCEL
104 Carriage Court		171-03-0A-210.00-CO
Nashville, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, WE, **Susan G. Jones**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Traci D. Carr , a single person**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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 No. 3 on the Plan of Phase Two, Section Five, Townhomes of Fredericksburg, R20 Residential P.U.D. of record in Book 9700, page 578, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Susan G. Jones by Warranty deed from Mary Ann Stuart-Durham, married, formerly known as Mary Ann Jernigan of record in Instrument No. 20080501-0044530 Register's Office for Davidson County, Tennessee, dated April 30, 2008 and recorded on May 01, 2008.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **104 Carriage Court, Nashville, TN 37027.**

BILL GARRETT, Davidson County
Trans:T20150065428 DEEDWARR
Recvd: 08/06/15 15:03 2 pgs
Fees:13.00 Taxes:976.80
20150806-0078565

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 and assigns forever; and we do covenant with 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, 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 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 the 31st day of July, 2015.

Susan G. Jones

Susan G. Jones

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Susan G. Jones** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 31st day of July, 2015.

My Commission expires: 10/18/16

Notary Public

SAMUEL F. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that_____ executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 31st day of July, 2015.

My Commission expires: _____

_____
Notary Public