BILL GARRETT, Davidson County
Trans: T20150084106 DEEDWARR
Recvd: 10/02/15 12:29 2 pgs
Fees: 13.00 Taxes: 1387.50
20151002-0100515

WARRANTY DEED

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF SEPTEMBER, 2015.

Notary Public

MY COMMISSION EXPIRES: 1-9-16

(AFFIX SEAL)

~~PREPARED BY:~~ RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
John M. Rolfe, Jr. and Vanessa V. Rolfe	Regions Bank d/b/a Regions Mortgage	142160A03600CO
(NAME)	(NAME)	
900 Whiteheath	2050 Parkway Office Cir	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Birmingham, AL 35244	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Kevin Cook Karrels,** married hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **John M. Rolfe, Jr. and wife, Vanessa V. Rolfe,** 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 Lot No. 36 on the Plan of Devon Park, Phase One, of record in Book 5200, Page 660-672, Register's Office for said County.

Said Lot No. 36, which is a corner lot, fronts 78.58 feet on the easterly margin of Whiteheath Court and fronts 108.33 feet on the northerly margin of Dorshire Lane, said frontages being joined by a curve having a length of 47.12 feet, and extends back 142.50 feet on the northerly line and 98.96 feet on the easterly lien to a point of intersection.

Being the same property Kevin C. Karrels by deed dated March 13, 2002 from John A. Garside and wife, Janice E. Garside of record in Instrument No. 20020321-0034729, Register's Office for Davidson County, Tennessee and further conveyed to Kevin Cook Karrels by Quitclaim Deed dated May 9, 2013 from Stacy Sullivan Karrels of record in Instrument No. 20130522-0051956, Register's Office for Davidson County, Tennessee.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

unimproved ☐

18
This is improved ☑ property, known as 900 Whiteheath, Nashville, TN 37221
(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 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/our hands this 30th day of September, 2015.

Kevin Cook Karrels

State of Tennessee
County of Davidson

Personally appeared before me Kevin Cook Karrels, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 30th day of September, 2015.

Notary Public J. Dyke Tatum
My Commission Expires: May 08, 2017

File No.: 15-Rolfe

