BILL GARRETT, Davidson County
Trans:T20150093341 DEEDWARR
Recvd: 11/02/15 15:39 2 pgs
Fees:13.00 Taxes:392.20
20151102-0111542

This Instrument Prepared By:
Ronald H. Bice, Jr. Attorney
4515 Harding Road, Suite 103
Nashville, TN 37205

WARRANTY DEED

Address New Owner as Follows:	Send Tax Bills to:	Map/Parcel No.:
Janice C. Mosley 8715 Sawyer Brown Road Nashville, TN 37221	Same	Map 142-13-C Parcel 0094.00

FOR AND IN CONSIDERATION of the sum of Ten and no/100 ($10.00) Dollars, and other good and valuable consideration, receipt of all of which is hereby acknowledged, **MICHAEL E. CARROLL, an unmarried man**, Grantor, has this day conveyed, bargained and sold, and does hereby transfer and convey unto **JANICE C. MOSLEY**, her heirs, representatives and assigns, hereinafter referred to as Grantee, all of his right, title, interest and ownership which consists of a one-half undivided interest as tenants in common in a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Unit 8715, together with Carport No. 8715-C on the Plan of River Plantation Condominium Apartments, Section XI, Phase 1-A of record in Plat Book 9700, page 694, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of River Plantation, Section Eleven, Phase One, a horizontal property regime established by Master Deed of record in Book 10628, page 661. Annexation of record in Book 11029, page 592, said Register's Office.
>
> Being the same property conveyed to Eugene Carroll and wife, Dorothy Carroll, by warranty deed from Robert A. Pugh and wife, Kathleen D. Pugh, of record as Instrument Number 20020716-0085732, of the Register's Office for Davidson County, Tennessee. The said Eugene Carroll having predeceased his wife on June 24, 2005. The said Dorothy Carroll having since died leaving a will which has been entered for probate in the Seventh Circuit Court for Davidson County, Tennessee, as Docket Number 15P1113. Under said will the real property of decedent has vested in decedent's son and daughter, Michael E. Carroll and Janice C. Mosley. Said Last Will and Testament of Dorothy Carroll is recorded as Instrument Number 20151027-0109313, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all plats, easements, restrictions, and other matters of record.

This is improved real property known as 8715 Sawyer Brown Road, Nashville, Tennessee 37221.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee, their heirs, representatives, successors and assigns forever. And I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for 2015 real estate taxes which shall be paid at closing.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, her heirs, representatives and assigns, against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular and use of any gender shall be applicable to all genders.

Witness my hand this 27th day of October, 2015.

MICHAEL E. CARROLL

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater of this transfer is $106,000.00.

Affiant

Subscribed and sworn to before me, this the 27th day of October, 2015.

Notary Public

My Commission Expires: 11-06-17

RONALD H. BICE, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Ronald H. Bice Jr, a Notary Public in and for said County and State, MICHAEL E. CARROLL, an unmarried man, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the within named bargainor, and that he executed the foregoing instrument of his own free will for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 27th day of October, 2015.

Notary Public
My Commission Expires: 11-06-17

RONALD H. BICE, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN