THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 74,900.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF FEBRUARY, 2016. Notary Public MY COMMISSION EXPIRES: 1-6-20 (AFFIX SEAL)

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

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Susan M. Carroll	Farmington Mortgage, A	MAP 60-12
7253 Green Meadows Lane	2002 Richard Jones Road, Suite 300A	PARCEL 149.00
Nashville, TN 37221	Nashville, TN 37215	
(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, **Sophos, LLC, a Tennessee Limited Liability Company**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Susan M. Carroll and John W. Carroll, wife and husband**

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 the 12th Civil District of Davidson County, Tennessee, being Tract No. 6 on the Plan of Dewey E. Moore Lands, according to a survey by M. H. Regan, Surveyor, dated August 19, 1957, and being more particularly described as follows:

Beginning at an iron pin on the westerly margin of a 35.0 foot line, said iron pin being the northeasterly corner of Tract No. 5 on the above mentioned plan; thence North 84° 35' West 301.8 feet to an iron pin; thence North 4° 55' East 50.0 feet to an iron pin; thence South 84° 35' East 302.2 feet to an iron pin in the westerly margin of a 35.0 foot land; thence South 4° 55' West 50.0 feet along the westerly margin of a 35.0 foot lane, to the point of beginning.

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 IMPROVED property known as 221 Whitney Park Drive, Nashville, TN 37207.

BILL GARRETT, Davidson County
Trans:T20160012592 DEEDWARR
Recvd: 02/16/16 12:57 2 pgs
Fees:13.00 Taxes:277.13
20160216-0014396

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 mu hand this the 10th day of February, 2016.

Sophos, LLC

BY: Frank Verdun PRESIDENT
Frank Verdun, President

STATE OF COLORADO
COUNTY OF Arapahoe

Before me, a Notary Public in and for said State and County, personally appeared Frank Verdun with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the President of the maker, **Sophos, LLC**, and is authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand and seal this the 10th day of February, 2016.

My Commission expires September 4, 2018

Rosanna Medel
Notary Public

ROSANNA MEDEL
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20144034630
MY COMMISSION EXPIRES SEPTEMBER 04, 2018