RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

BILL GARRETT, Davidson County
Trans:T20160015875 DEEDWARR
Recvd: 02/26/16 11:12 2 pgs
Fees:13.00 Taxes:980.50
20160226-0018398

This instrument prepared by:
Brian Lavoy Payne, Attorney at Law, PLLC
3200 West End Avenue, Suite 500
Nashville, TN 37203
TN BPR # 11639
P 615.414.1368 F 615.915.4964

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $265,000.00

Affiant

KERRI D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Subscribed and sworn to before me this 25th day of FEBRUARY, 2016.

My Commission Expires Nov 5, 2019

Notary Public
My commission expires: _____

Address of New Owner:	Send Tax Bills to:	Tax Information
Charles M. Smith		156010A033.00CO
7909 Amber Hills Lane	SAME	
Nashville, TN 37221		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **BRIAN ROGER CARROLL AND WIFE BONNIE BRUNSON CARROLL,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **CHARLES M. SMITH, UNMARRIED, AND CHARLES W SMITH, MARRIED, TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP,** hereinafter called the Grantees, their successors 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 33 ON THE PLAN OF AMBER HILLS SUBDIVISION, REVISED OF RECORD IN BOOK 7900, PAGE 377, SAID REGISTER'S OFFICE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO BRIAN ROGER CARROLL AND WIFE, BONNIE BRUNSON CARROLL, BY WARRANTY DEED DATED APRIL 15, 2008, FROM RYAN J. GRINDSTAFF AND WIFE, REGINA R. GRINDSTAFF OF RECORD IN INSTRUMENT NO. 20080530-0055009, DAVIDSON COUNTY REGISTER OF DEEDS.

This property is improved property known as 7909 AMBER HILLS LANE, NASHVILLE, TN 37221.

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, successors and assigns, forever. Grantor covenants with Grantees that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor does further covenant and bind himself, his heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 25TH DAY OF FEBRUARY, 2016.

BRIAN ROGER CARROLL

BONNIE BRUNSON CARROLL

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, BRIAN ROGER CARROLL AND BONNIE BRUNSON CARROLL, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in NASHVILLE, TENNESSEE, this 25TH day of FEBRUARY, 2016.

BRIAN PAYNE, Notary Public

My Commission expires: 11/04/18 (seal)

BRIAN PAYNE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY