BILL GARRETT, Davidson County
Trans:T20160033167 DEEDWARR
Recvd: 04/22/16 10:03 3 pgs
Fees:18.00 Taxes:845.45
20160422-0039217

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $228,500.00.

Brandi C. Carroll
AFFIANT

This instrument was prepared
Upon information furnished by the
Parties by:
Howard M. Skipworth #012469
Attorney at Law
6408 Clarksville Pike
P.O. Box 489
Joelton, Tennessee 37080
Telephone: (615) 876-2550
E-mail: hmskiplaw@comcast.net

Subscribed and sworn to before me
This 12th day of
April 2016.
Howard M. Skipworth
NOTARY PUBLIC

HOWARD M. SKIPWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-5-2019

My commission expires:

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
BRANDI CROWELL CARROLL AND RICHARD A. CARROLL 207 ROLLING MILL ROAD OLD HICKORY, TN 37138	BRANDI CROWELL CARROLL AND RICHARD A. CARROLL 207 ROLLING MILL ROAD OLD HICKORY, TN 37138	05414000300

WARRANTY DEED

THIS INDENTURE is made and entered into this 12th day of April, 2016, by and between Jean H. Crowell, a single person, hereinafter called Grantor, and Brandi Crowell Carroll and husband, Richard A. Carroll, hereinafter called Grantee.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, Jean H. Crowell, Grantor, does hereby bargain, sell, transfer and convey unto Brandi Crowell Carroll and husband, Richard A. Carroll, hereinafter referred to as Grantee, their successors, heirs and assigns, all of that certain real estate located in Davidson County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "A", which is attached hereto and incorporated herein by reference.

This is improved property known as 207 Rolling Mill Road, Old Hickory, TN 37138.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantee, their successors, heirs and assigns forever. The Grantor covenants and agrees with the said Grantee that Grantor is lawfully seized and possessed of the said real estate and that Grantor has a good and lawful right to sell the same.

Grantor further covenants and binds herself and her successors, heirs and assigns, to warrant and forever defend the title to said Grantee, their successors and assigns, against the lawful claims of all persons whomsoever.

Gender and Number. Words used herein indicating gender and number shall be read as the context may require.

WITNESS the hand and seal of Grantor on the day and year first above written.

Jean H. Crowell

JEAN H. CROWELL, SELLER

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Jean H. Crowell, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Joelton, Tennessee, this 1st day of April, 2016.

Howard M. Skipworth

NOTARY PUBLIC

My commission expires:

HOWARD M. SKIPWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-5-2019

NOTE TO REGISTER:
Upon recording, please return the recorded instrument to
Howard Skipworth
Attorney at Law
P.O. Box 489
6408 Clarksville Pike
Joelton, TN 37080
Tel: 615-876-2550

EXHIBIT A

BEING Lot No. 60, on the Plan of Brandywine Farms, Section Two, of record in Plat Book 3700, Page 28, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete describe.

Being the same property conveyed to William L. Crowell and Jean H. Crowell, as tenants in common, by deed from William L. Crowell and wife, Jean H. Crowell, of record in Instrument No. 20061121-0144193, Register's Office for Davidson County, Tennessee. William L. Crowell having since died leaving his one-half (1/2) interest by Will to his daughter, Brandi Crowell Carroll.

ALL REAL PROPERTY taxes for the year 2016 and subsequent years, A LIEN, not yet due and payable (MAP-PARCEL No. 05414000300). 2015 real property taxes have been paid.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and right of ways for public utilities.

This deed was prepared from legal description of the property in prior deed.

This deed is subject to Restrictive Covenants of Record in Book 3816, Page 544, and Book 3822, page 851, and Book 3938, Page 811, Register's office for said county.