WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $219,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF MAY, 2016.

Notary Public

MY COMMISSION EXPIRES: 1-6-20

(AFFIX SEAL)

JAMES A. WAECHTER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

O-VRES-16-11-T

THIS INSTRUMENT WAS PREPARED BY
Ready Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Juzer Husaini	NEW OWNER	
(NAME)	(NAME)	**148-10-0D-002.00-CO**
11 Mary Anton Court		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ALYSSA CARROLL, UNMARRIED, AND AND DAVID CARROLL AND HELEN CARROLL, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JUZER HUSAINI,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. B on the Master Deed and Declaration of Covenants and Restrictions for Anton Place 10, of record in Instrument No. 20060815-0100400, Site Plan Exhibit "C", revising Lot 10 on the Plan to Anton Place of record in Plat Book 9700, Page 376 and Surveyor's Certificate of Correction of record in Book 10589, Page 126, said Register's Office, to which plan reference is here made for a more complete and accurate legal description.

Being the same property conveyed to Alyssa Carroll, unmarried, and David Carroll and Helen Carroll, husband and wife by Warranty deed from Richard N. Dooley and wife, Jamie K. Dooley of record in Instrument No. 20090615-0055086 Register's Office for Davidson County, Tennessee, dated May 29, 2009 and recorded on June 15, 2009.

This conveyance is subject to:
- Taxes for the year 2016, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 9700, Page 376 and Surveyor's Certificate of Correction in Book 10589, Page 126, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20060815-0100400, Register's Office for Davidson County, Tennessee;
- Restrictions of record in Book 10346, Page 667, in the Register's Office for Davidson County, Tennessee;
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: 11 Mary Anton Court, Nashville, Tennessee 37211.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20160045334 DEEDWARR
Recvd: 05/31/16 09:22 2 pgs
Fees:13.00 Taxes:812.15
20160531-0054120

Witness my/our hand(s) this the 27th DAY OF MAY, 2016.

Alyssa Carroll

David Carroll

Helen Carroll

STATE OF TEXAS
COUNTY OF Bexar

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ALYSSA CARROLL, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 26th of May, 2016.

Notary Public
My Commission Expires: 11/7/2018
(SEAL)

JOSE FELIPE VILLA
My Commission Expires
November 7, 2018

STATE OF TEXAS
COUNTY OF Bexar

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DAVID CARROLL, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 26th of May, 2016.

Notary Public
My Commission Expires: 11/7/2018
(SEAL)

JOSE FELIPE VILLA
My Commission Expires
November 7, 2018

STATE OF TEXAS
COUNTY OF Bexar

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HELEN CARROLL, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 26th of May, 2016.

Notary Public
My Commission Expires: 11/7/2018
(SEAL)

JOSE FELIPE VILLA
My Commission Expires
November 7, 2018

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212