Davidson County DEEDWARR
Recvd: 06/14/16 14:00 3 pgs
Fees:18.00 Taxes:555.00
20160614-0060220

Prepared By & Return To:
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072
16-1548TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 150,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 13th day of June, 2016.

Notary Public

Commission Expiration: 3-31-2020

RITA B. MITCHELL STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY, TENN.

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Terri Ann Palmore 304 Dorr Drive Goodlettsville, TN 37072	CMG Mortgage, Inc. dba GMC Financial 3160 Crow Canyon Road, Suite 400 San Ramon, CA 94583	18-12-0-033

WARRANTY DEED

FOR AND IN 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, I, **Triston P. Carroll, unmarried**, HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Terri Ann Palmore, unmarried,** 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:

Property known as 304 Dorr Drive Goodlettsville, TN 37072, County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being Lot No. 28 on the Revised Plan of Lot Nos 25 to 28 on the Plan of Mansker Heights, of record in Book 2854, page 138, Register's Office for said County, described as follows:

Beginning at a point in the northeasterly margin of Dorr Drive at the corner of Lots No. 27 and 28; thence with the line between said lots, northeasterly 305.31 feet to a point; thence northwesterly 155.5 feet to the line of Lot No. 34; thence with the line between Lots No. 28 and 34, southwesterly 54.8 feet to a corner of Lot No. 29; thence with the line between Lots No. 28 and 29, southwesterly 334.3 feet to the northeasterly margin of Dorr Drive; thence with the margin of the same, southeasterly 92 feet to the point of beginning.

Being the same property conveyed to Triston P. Carroll, unmarried by deed from Ronnie W. Hall, unmarried dated 01/03/03, filed of record 01/03/08 in Instrument No. 20030108-0003508, said Register's Office.

Tax Map and Parcel ID is as follows 18-12-0-033

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as 304 Dorr Drive, Goodlettsville, TN 37072

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 unemcumbered, 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 my hand this 13th day of June, 2016.

Triston P. Carroll

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 13th day of June, 2016, before me personally appeared **Triston P. Carroll**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 13th day of June, 2016.

RITA B. MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY, TENN.

Notary Public
Commission Expiration: 3-31-2020

True Copy Certification

I, **Shellie Jenkins**, do hereby make oath that I am a licensed attorney and /or the custodian of the electronic version of the attached document tendered for registration here with and that this is a true and correct copy of the original document executed and authenticated according to law.

Shellie Jenkins

Shellie Jenkins

State of **Tennessee**
County of **Davidson**

Personally appeared before me, **Rita B Mitchell**, a notary public for this county and state, **Shellie Jenkins** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rita B Mitchell

Rita B Mitchell

My Commission Expires: **3/31/2020**

