WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $410,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF JUNE, 2016.

Notary Public

MY COMMISSION EXPIRES: 7-16-18
(AFFIX SEAL)

AMY FREDRICKSON
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF WILLIAMSON

G-VRES-16-8056-T

THIS INSTRUMENT WAS PREPARED BY
Rudy 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)
Kathryn M. Weaver and Jeffrey Martin	Churchill Mortgage Corp.	
(NAME)	(NAME)	**155-02-0A-018.00-CO**
8056 Montcastle Drive	761 Old Hickory Blvd. Ste 400	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221-6402	Brentwood, TN 37027	
(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, **ALANA JEAN CARROLL AND MATTHEW FRANCIS CARROLL, WIFE AND HUSBAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KATHRYN M. WEAVER, UNMARRIED JEFFREY MARTIN, UNMARRIED AS JOINT TENANTS WITH THE RIGHTS OF SURVIVORSHIP** , 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 Lot No. 18 on the Plan of Montcastle Estates of record in Plat Book 6900, Page (s) 326 and 327, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Alana Carroll and husband, Matthew Carroll by Warranty deed from Billie A. Payne of record in Instrument No. 20130621-0063897 Register's Office for Davidson County, Tennessee, dated June 17, 2013 and recorded on June 21, 2013.

The said Alana Carroll is one and the same as Alana Jean Carroll. The said Matthew Carroll is one and the same as Matthew Francis Carroll.

This conveyance is subject to:
- Taxes for the year 2016 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 6900, Page (s) 326 and 327, Register's Office for Davidson County, Tennessee.
- Subject to the matters shown on the PUD Boundary Plat of record in Book 6200, Page 623, 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 Book 7170, Page 926, amended in Book 7260, Page 295, Register's Office for Davidson County, Tennessee.
- Charter of Incorporation for HOA of record in Book 7421, Page 27, in the Register's Office for Davidson County, Tennessee.
- Easement to The Metropolitan Government of Nashville of record in Book 8068, Page 291 and Book 8068, Page 296, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **8056 Montcastle Drive , Nashville, Tennessee 37221-6402**.

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:T20160056798 DEEDWARR
Recvd: 07/05/16 09:59 2 pgs
Fees:13.00 Taxes:1517.00

20160705-0068203

Witness my/our hand(s) this the 29th DAY OF JUNE, 2016.

Alana Jean Carroll by John Gleaves, Attorney in Fact
Alana Jean Carroll by John Gleaves,
Attorney in Fact

Matthew Francis Carroll by John Gleaves, Attorney in Fact
Matthew Francis Carroll by John Gleaves,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Gleaves, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of ALANA JEAN CARROLL AND MATTHEW FRANCIS CARROLL, and who acknowledged he/she/they executed the same as the free act and deed of the said ALANA JEAN CARROLL AND MATTHEW FRANCIS CARROLL.

Witness my hand and official seal, this the 29th of June, 2016.

Megan Paulus
Notary Public
My Commission Expires: 8/20/19
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

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