The preparer of this Deed makes no representation as to the status of the title to the property conveyed herein, the deed reference, the description of the property and the survey upon which the description is based having been provided to the preparer of this deed by the Grantor.

Owner and person or agency responsible for payment of taxes:

Katherine B. Carroll, Trustee
The Katherine B. Carroll Revocable Living Trust
4022 Colorado Avenue
Nashville, TN 37209

BILL GARRETT, Davidson County
Trans:T20160066798 DEEDWARR
Recvd: 08/03/16 10:39 2 pgs
Fees:12.00 Taxes:0.00
20160803-0080165

# WARRANTY DEED

THIS INDENTURE made this 29 day of July, 2016, between **Katherine B. Carroll**, of Davidson County, Tennessee, Grantor, and **Katherine B. Carroll, Trustee of The Katherine B. Carroll Revocable Living Trust**, Grantee.

WITNESSETH: that said Grantor, for and in consideration of the sum of One Dollar ($1.00) to her in hand paid by Grantee, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee, the following described premises, to-wit:

**Map Parcel Number 103-4-420**
**Property Address: 4022 Colorado Avenue, Nashville, TN**

LOCATED in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being the esterly (sic) 50 feet of Lot No. 39 on the Plan of West End Annex, as subdivided by Sylvan Park Land Company, as of record in Plat Book 332, Page 61, Register's Office for said County, to which reference is made for a more complete description.

BEING the same property conveyed to Katherine B. Carroll, a single person, from Kevin McLoud, unmarried, by Warranty Deed dated November 21, 2003, and recorded as Instrument No. 20031126-0171938 in the Register's Office for Davidson County, Tennessee.

Mark G. Crisci joins in this conveyance to consent to the transfer of any right, title and interest he may have in and to the above-described property and does not join in the covenants and warranties herein stated.

With the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein.

TO HAVE AND TO HOLD the said premises to the said Grantee, her successors and assigns forever.

And said Grantor, for herself and for her heirs, executors and administrators does hereby covenant with said Grantee, her successors and assigns, that she is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances and that she will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

This Instrument Prepared By
Victoria B. Tillman, Attorney at Law
Anne M. McKinney, P.C.
1019 Orchid Avenue
Knoxville, Tennessee 37912

The designation of the parties to this instrument in either the plural or singular shall be applied to, and mean, either number and whenever a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

No boundary survey was made at the time of this conveyance and the legal description is taken from the previous deed of record.

IN WITNESS WHEREOF the said Grantor hereunder sets her hand and seal the day and year first above written.

Katherine B. Carroll (L.S.) Katherine B. Carroll

(L.S.) Mark G. Crisci

The Katherine B. Carroll Revocable Living Trust dated July 29, 2016, is a revocable living trust established by Katherine B. Carroll as Grantor and as Trustee.

**ACKNOWLEDGMENT**

STATE OF TENNESSEE )
:ss
COUNTY OF KNOX )

On this 29 day of July, 2016, before me personally appeared Katherine B. Carroll and Mark G. Crisci, the within named bargainors, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Notary Public

My Commission Expires: 11/04/2017

LESLIE A. PEAL STATE OF TENNESSEE NOTARY PUBLIC KNOX COUNTY

**AFFIDAVIT**

STATE OF TENNESSEE )
:ss
COUNTY OF KNOX )

This transfer is exempt from tax pursuant to Tenn. Code Annotated § 67-4-409(a)(3)(F), and no oath of value shall be required.

Katherine B. Carroll

SWORN TO AND SUBSCRIBED before me
this 29 day of July, 2016.

Notary Public

My Commission Expires: 11/04/2017

LESLIE A. PEAL STATE OF TENNESSEE NOTARY PUBLIC KNOX COUNTY