Davidson County DEEDWARR
Recvd: 12/19/16 13:43 2 pgs
Fees:13.00 Taxes:680.06
20161219-0133023

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is 183,800.00

Affiant

Subscribed and sworn to before me, this 16th day of December, 2016.

Notary Public

My commission expires: My Commission Expires March 20, 2018

16472

JAKE GRUM STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Simplified Search and Escrow
1517 Hunt Club Blvd
Gallatin, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Harold W. Suiter III	Community Mtg	**04306000400**
511 Anderson Lane	3401 College Blvd #220	
Madison, TN 37115	Leawood, KS 66211	

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 ACKNOWLEDGE, WE,

Janice M. Fly now known as Janice M. Carroll and husband, Toney S. Caroll, Jr.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Harold W. Suiter, III, a single man, Erin E. Fagot, single woman, joint tenants with right of survivorship

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:

Land in Davidson County, Tennessee, being parts of Lots Nos. 28 and 30 on the Plan of Dixie Pure Food Subdivsion, as of record in Book 161, Page 113, Register's Office for Davidson County, and more particularly described according to a survey by Stephen A. Draper, Surveryor

Being the same property conveyed to Janice M. Fly, unmarried from William Atwood and Lisa Atwood, husband and wife, by Warranty Deed dated June 18, 1998 and recorded in Book 10984, Page 745, said Register's Office.

TONEY S. CARROLL, JR. SPOUSE OF JANICE M. CARROLL, JOINS IN THE EXECUTION OF THIS INSTRUMENT FOR THE PURPOSE OF CONVEYING ANY MARITAL INTERES HE MAY HAVE IN SAID PROPERTY.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (_____) property known as 511 Anderson Lane, Madison, TN 37115.

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 in unencumbered, unless otherwise

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 in 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 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/our hand(s) this 16th day of December, 2016.

Janice M. Carroll

Toney S. Carroll, Jr.

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, a Notary Public of said County and State, Janice M. Carroll **and Toney M. Carroll, Jr.,** the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of December, 2016.

Notary Public

My Commission Expires: 11-20-2018

KEVIN BRADY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

True Copy Certification

I Maxwell Coyle, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Maxwell Coyle

State of Tennessee/County of Williamson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Maxwell Coyle, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Shelly M Smith Commission Expires 4-24-2018

SHELLY M SMITH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY