WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170019327 DEEDWARR
Recvd: 03/07/17 08:37 2 pgs
Fees:13.00 Taxes:1082.25
20170307-0022190

MARY FUGITT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $292,500.00.

Affiant

Subscribed and sworn to before me this 19th day of February, 2017.

Notary Public
My Commission expires: 9-26-19
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Laura Grace Carroll	Churchill Mortgage	10511026200
610 Benton Avenue	761 Old Hickory Blvd ste 400	
Nashville, TN 37204	Brentwood TN 37027	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Diane Ward**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Laura Grace Carroll, a single person and Carlyle Carroll, a married man, as tenants in common with rights of survivorship,** their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 25, on the Plan of John W. Morton's First Subdivision, Vine Hill, of record in Plat Book 161, Page 12, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Julia Turner and Diane Franklin from Mayme L. Cecil by Warranty Deed on December 18, 1991, of record in Book 8514, Page 545, Register's Office for Davidson County, Tennessee. Further conveyed to Harold Reeves, Trustee from Diane Franklin now Rand and then to Julia Turner from Harold Reeves Trustee by Quitclaim Deed on February 20, 1997, of record in Book 10357, Page 26, Register's Office for Davidson County, Tennessee. Julia Turner, Diane Ward's mother, having since deceased on January 22, 2010 and property conveyed to her only hier at law, being, Diane Ward by Affidavit of Heirship of record in Instrument Number 20161221-0134110, Register's Office for Davidson County Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2017 in the estimated amount of $1,632.53 for County and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 10511026200, which are not due until 10/1/2017.
- Subject to all matters as shown on the Plan of record in Plat Book 161, Page 12, Register's Office for Davidson County, Tennessee.

This is improved property known as: **610 Benton Avenue, Nashville, TN 37204**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this February 17, 2017.

Diane Ward

Diane Ward

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Diane Ward** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this February 17, 2017

My commission expires 5-24-17

Julie Coone

Notary Public

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.