WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170027685 DEEDWARR
Recvd: 04/03/17 10:12 2 pgs
Fees:13.00 Taxes:1480.00
20170403-0032024

G-ANM-17-925

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF MARCH, 2017.

Notary Public

MY COMMISSION EXPIRES: 3/8/21 (AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2021

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)
Heather Carroll and David Carroll	new owner	
	(NAME)	**116-08-0-137.00**
925 WILSON BLVD NASHVILLE, TN 37215	(ADDRESS)	
(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, **JAMES B. HINSON AND WIFE, BRENDA K. FIELDER,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **HEATHER CARROLL AND DAVID CARROLL, WIFE AND HUSBAND ,** 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. 31 on the Plan of Woodmont Park Subdivision of record in Plat Book 547, Page 148, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 31 fronts 100 feet on the Westerly side of Wilson Boulevard and runs back between parallel lines 200 feet to a deed line.

Being the same property conveyed to James B. Hinson and wife, Brenda K. Fielder by Quitclaim Deed from Heather H. Carroll and Husband, David J. Carroll of record in Instrument Number 20170315-0025179, Register's Office for Davidson County, Tennessee, dated March 9, 2017 and filed for record on March 15, 2017. Being the same property conveyed to James B. Hinson and wife, Brenda K. Fielder, with a 50% undivided interest and Heather H. Carroll and husband, David J. Carroll, with a 50% undivided interest by Quitclaim deed from James B. Hinson and wife, Brenda K. Fielder of record in Instrument No. 20170306-0021649 Register's Office for Davidson County, Tennessee, dated March 2, 2017 and recorded on March 6, 2017.

This conveyance is subject to:
- Taxes for the year 2017 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 547, Page 148, Register's Office for Davidson County, Tennessee.
- Easement for sanitary sewers and/or storm drainage to Metro Government of record in Book 4015, Page 6, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 5914, Page 1, 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: **925 Wilson Blvd, Nashville, Tennessee 37215**.

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.

Witness my/our hand(s) this the 29th DAY OF MARCH, 2017.

James B. Hinson

Brenda K. Fielder

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES B. HINSON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th of March, 2017.

Notary Public
My Commission Expires: 8/20/2019
(SEAL)

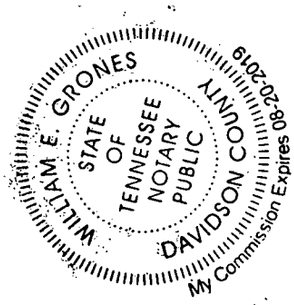


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRENDA K. FIELDER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th of March, 2017.

Notary Public
My Commission Expires: 8/20/2019
(SEAL)



RETURN TO:
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Nashville, TN 37212