BOX 10-B

BILL GARRETT, Davidson County
Trans:T20170033004 DEEDWARR
Recvd: 04/19/17 13:52 2 pgs
Fees:13.00 Taxes:462.50
20170419-0038391

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 19TH DAY OF APRIL, 2017.

Notary Public

MY COMMISSION EXPIRES: NOVEMBER 5, 2018

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
W. KEITH CARROLL	**SAME**	**096-14-0-004.00**
(NAME) **1273 BLAIRFIELD DRIVE**	(NAME)	
(ADDRESS) **CANE RIDGE, TN 37013**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, BARBARA E. BUTNER A/K/A BARBARA BUTNER, DONNA M. ELLIOTT A/K/A DONNA ELLIOTT, BAKER WAYNE ELLIOTT A/K/A WAYNE ELLIOTT AND A/K/A BAKER W. ELLIOTT, GARY M. ELLIOTT A/K/A GARY ELLIOTT, AIMEE M. ADAMS, ELIZABETH W. MENCHACA F/K/A ELIZABETH WILLIAMS, SANDRA F. ELLIOTT F/K/A SANDRA MEDLIN, AND BRITTANY M. WILLIAMS, BEING ALL THE HEIRS AT LAW OF REBECCA L. ELLIOTT F/K/A REBECCA ELLIOTT WILLIAMS,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **W. KEITH CARROLL,** HEREINAFTER CALLED THE GRANTEE, HIS 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 Lot No. 391, on the Plan of Cloverhill, Section VII, of record in Book 2133, page 92, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to BRIAN K. ELLIOTT AND WIFE, DOROTHY H. ELLIOTT, by deed from CHARLES FRANK STEAGALD, JR. AND WIFE, PHYLLIS STEAGALD, of record in Book 3843, page 753, dated December 15, 1964, said Register's Office. The said Brian K. Elliott having since died on or about June 27, 1975 leaving Dorothy H. Elliott the surviving tenant by the entirety. The said Dorothy H. Elliott a/k/a Dorothy Marie Elliott having since died testate on or about February 12, 2016, devising said property to SANDRA MEDLIN, BARBARA BUTNER, DONNA ELLIOTT, WAYNE ELLIOTT AND GARY ELLIOTT, by the will of record in Docket No. 17P-262, in the Seventh Circuit Probate Court of Davidson County, Tennessee, a certified copy of which is of record in Instrument No. 20170317-0026303 and Instrument No. 20170317-0026304, said Register's Office. Rebecca Williams predeceased Dorothy H. Elliott leaving AIMEE M. ADAMS, ELIZABETH WILLIAMS N/K/A ELIZABETH W. MENCHACA AND BRITTANY M. WILLIAMS, as her only heirs-at-law. For further reference see Affidavit of Heirship as to the Heirs at Law of Rebecca L. (Williams) Elliott of record in Instrument No. 20170411-0035376, said Register's Office.

See Limited Powers of Attorney for Sandra F. Elliott, Gary M. Elliott, Baker Wayne Elliott, Elizabeth W. Menchaca, and Brittany M. Williams, of record in Instrument Nos. 20170410-0034808, 20170410-0034809, 20170410-0034810, 20170413-0036330, and 20170413-0036331, said Register's Office.

This conveyance is subject to matters shown on the Plan of record in Plat Book 2133, Page 92, and any and all other easements, restrictions, and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved(X) property, known as **2918 LAKELAND DRIVE, NASHVILLE, TN 37214**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 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 our hands this 19th day of April, 2017.

Barbara E. Butner
Barbara E. Butner
Baker Wayne Elliott
By Barbara E. Butner, his attorney-in-Fact
Baker Wayne Elliott
By: Barbara E. Butner, his Attorney-in-Fact

Donna M. Elliott
Donna M. Elliott
Gary M. Elliott
By Barbara E. Butner, his attorney-in-Fact
Gary M. Elliott
By: Barbara E. Butner, his Attorney-in-Fact

Aimee M. Adams
Aimee M. Adams
Sandra F Elliott
By Barbara E. Butner, her attorney-in-Fact
Sandra F. Elliott
By: Barbara E. Butner, her Attorney-in-Fact

Elizabeth W. Menchaca
By Barbara E. Butner, his attorney-in-Fact
Elizabeth W. Menchaca
By: Barbara E. Butner, his Attorney-in-Fact

Brittany M. Williams
By Barbara E. Butner, her attorney-in-Fact
Brittany M. Williams
By: Barbara E. Butner, her 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, the within named **Barbara E. Butner, Donna M. Elliott, and Aimee M. Adams,** the bargainors, 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 and official seal at office this 19th day of April, 2017.

My commission expires: **November 5, 2018**

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Lee A. Cohen
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 19th day of April, 2017 before me personally appeared **Barbara E. Butner,** Attorney-in-Fact for **Baker Wayne Elliott, Gary M. Elliott, Elizabeth W. Menchaca, Sandra F. Elliott, and Brittany M. Williams,** 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 **Baker Wayne Elliott, Gary M. Elliott, Elizabeth W. Menchaca, Sandra F. Elliott, and Brittany M. Williams,** and who acknowledged that she executed the same as the free act and deed of **Baker W. Elliott, Gary M. Elliott, Elizabeth W. Menchaca, Sandra F. Elliott, and Brittany M. Williams.**

Witness my hand and official seal at office this 19th day of April, 2017.

My commission expires: **November 5, 2018**

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Lee A. Cohen
Notary Public