WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20170039560 DEEDWARR
Recvd: 05/09/17 15:15 2 pgs
Fees: 13.00 Taxes: 499.50
20170509-0046140

ANNE MARIE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires September 7, 2020

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $135,000.00.

Affiant

Subscribed and sworn to before me this 5TH day of May, 2017

Notary Public
My Commission expires:
(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:
Rorey Carroll	PEOPLES HOME EQUITY	052-02-0-149.00
725 Blackstone Avenue	170 N. SEVEN OAKS DRIVE	
Madison, TN 37115	KNOXVILLE, TN 37922	

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, **Jennifer C. Grenga, a single woman**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Rorey Carroll, an unmarried woman as to an undivided ½ interest, and Michael Carroll and Maribeth Carroll, husband and wife as to an undivided ½ interest**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being the easterly 75 feet of Lot 16 of Block "B" on the Revised Map of Rainbow Terrace Subdivision, as of record in Book 1130, page 85, Register's Office for said County.

Said part of said lot fronts 75 feet on the northerly side of Blackstone Avenue and runs back between parallel lines, along the westerly margin of Hillcrest Drive, 150 feet to a dead line.

Being the same property conveyed to Jennifer C. Grenga, a single woman, from Robert H. Braswell, by deed on March 29, 2016, of record in Instrument Number 20160331-0030376, 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:

- Subject to all matters as shown on the Plan of record in Book 1130, page 85, Register's Office Davidson County, Tennessee.

This is improved property known as: **725 Blackstone Avenue, Madison, TN 37115**

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 May 5, 2017.

Jennifer C. Grenga

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Jennifer C. Grenga** 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 May 5, 2017

My commission expires 7/8/19

Notary Public

