THIS INSTRUMENT PREPARED BY:

Midtown Title, LLC

1704 Charlotte Avenue, #105

Nashville, Tennessee 37203
File No.: M176375

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $37,500.00

Peter Carroll
Affiant

Subscribed and sworn to before me, this the 17th day of May, 2017.

C. M. CORRIVEAU STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

I. M.
Notary Public
My Commission Expires: 3/8/21

BILL GARRETT, Davidson County
Trans:T20170042716 DEEDWARR
Recvd: 05/19/17 09:49 2 pgs
Fees:13.00 Taxes:138.75
20170519-0049826

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Peter C. Carroll Brielle Carroll 6116 Gardendale Dr Nashville, TN 37215	New Owner	081-10-0-290.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Carlyle Carroll**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Peter C. Carroll and Brielle Carroll husband and wife**, 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 Lot No. 319 on the Plan of J.M., T.J. and G.W. Harding's Addition, of record in Book 21, page 80, Register's Office for Davidson County, Tennessee.

Said Lot No. 319 fronts 50 feet on the westerly side of 22nd Avenue North, formerly Alamo Street, and runs back between parallel lines 157 feet, more or less, to an alley.

Being the same property conveyed to Carlyle Carroll by Warranty Deed from Epandco Real Estate, LLC, dated September 21, 2012, recorded September 24, 2012, of record in Instrument No. 20120924-0086427, Register's Office for Davidson County, Tennessee.

This is improved property located at: 1747 22nd Avenue North, Nashville, TN 37208

This property is not a marital residence of the Grantors and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statue.

This conveyance is made subject to 1) Property taxes for the year 2017 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 17th day of May, 2017.

Carlyle Carroll

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Carlyle Carroll**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 17th day of May, 2017.

C M CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Notary Public
My Commission expires: 3/8/21