STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is $260,000.00 (Two Hundred Sixty Thousand).

AFFIANT

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

NOTARY PUBLIC MY COMMISSION EXPIRES:

JEFFREY M. GRISSIM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires SEPT. 7, 2020

(NOTARY SEAL)

BILL GARRETT, Davidson County
Trans:T20170061156 DEEDWARR
Recvd: 07/18/17 09:50 2 pgs
Fees:13.00 Taxes:962.00
20170718-0072018

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Velma Houston 3005 Claylick Road Whites Creek, TN 37189	SAME AS NEW OWNER	02200013300

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **TIMOTHY WAYNE CARNEY AND WIFE, TARYON F. CARNEY** HEREINAFTER CALLED THE **GRANTOR(S)**, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **VELMA HOUSTON, A MARRIED WOMAN,** HEREINAFTER CALLED THE **GRANTEE(S)**, 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 Number 1 on the Re-subdivision of Tract No. 2, W. L. Boyd Estates, of record in Plat Book 4350, Page 193, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more comprehensive legal description.

Being a portion of the property conveyed to Harvey W. Carney and wife, Evelyn L. Carney by deed from Harvey W. Carney, dated October 21, 1978 and recorded October 23, 1978, of record in Book 5353, Page 958, and Book 5382, Page 196, Register's Office for Davidson County, Tennessee. The said Harvey W. Carney having died on January 4, 2000. The said Evelyn Lorine Carney a/k/a Evelyn Loraine (Riddle) Carney having died September 3, 2015, leaving Last Will and Testament filed August 18, 2016. Petition of Probate of Will Without Formal Administration 16P1317 filed August 4, 2016 and Corrected Order to Probate filed September 16, 2016, admitted to probate only as a muniment of title. Affidavit of Inheritance of record in Instrument No. 20161024-0111914, Register's Office for Davidson County, Tennessee, established Timothy Wayne Carney as vested owner of subject property and as evidenced by Affidavits of Heirship of record in Instrument Nos. 20170718-0072016 & 20170718-0072017, Register's Office for Davidson County, Tennessee.

Being also known as 3005 Claylick Road, Whites Creek, TN 37189

Taryon F. Carney, spouse of Timothy Wayne Carney, joins in this conveyance to relinquish any and all rights, especially marital rights, which she may have in said property, by virtue of the marriage.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(X) IMPROVED ( ) UNIMPROVED	Property known as: **3005 CLAYLICK ROAD** **WHITES CREEK, TN 37189**

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. 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.

LTSR Number: GTE File: 2017074617

WITNESS, this ~~14th~~ 17TH day of July, 2017

Timothy Wayne Carney

Taryon F. Carney

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this ~~14th~~ 17TH day of July, 2017, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Timothy Wayne Carney and Taryon F. Carney** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged they executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the ~~14th~~ 17TH day of July, 2017.

JEFFREY M. GRISSIM
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires SEPT. 7, 2020

Notary Public

Commission Expires: _____

LTSR Number:

GTE File: 2017074617