Davidson County DEEDWARR
Recvd: 08/08/17 11:24 3 pgs
Fees:18.00 Taxes:908.35
**20170808-0081090**

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $245,500.00

Rita Mitchell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF JUNE, 2017.

Carrie Ann Porter
Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

NOTARY PUBLIC
Carrie Ann Porter
My Commission Expires
September 22, 2020
STATE OF TENNESSEE

W-KW-17-3925

**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) |
|---|---|---|
| **Eileen Bottoms** | SAME AS NEW OWNER | |
| (NAME) | (NAME) | **150-03-0-289.00** |
| **3925 Hillshire Drive** | | |
| (ADDRESS) | (ADDRESS) | |
| **Antioch, TN 37013** | | |
| (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, **DAVID SHANE CARROLL AND ANDREA CARROLL, HUSBAND AND WIFE**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **EILEEN BOTTOMS, A SINGLE WOMAN**, 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. 600 on the Plan of Section Two, Kensington of Priest Lake of record in Plat Book 6250, Page 592 and 593, 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. 600 fronts 100.64 feet on the broken southeasterly margin of Hillshire Drive and extends back 175.00 feet on the northeasterly line and 115.00 feet on the southwesterly line to a dead line in the rear, measuring 112.85 feet thereon.

Being the same property conveyed to David Shane Carroll and Andrea Carroll by Warranty deed from Tonya K. Alexander and Patti Crowson and Laurie Morgan, all unmarried persons of record in Instrument No. 20030805-0110826 Register's Office for Davidson County, Tennessee, dated July 25, 2003 and recorded on August 05, 2003.

This conveyance is subject to:
- Taxes for the year 2017 and subsequent.
- Matters shown on the Plan of record in Plat Book 6250, Page 592 and 593, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 6632, Page 820, in the Register's Office for Davidson County, Tennessee.
- Deed of Conveyance for Department of Water and Sewerage Services of record in Book 7154, Page 323 and Book 7154, Page 352, 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: **3925 Hillshire Drive, Antioch, Tennessee 37013**.

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 23rd DAY OF JUNE, 2017.

David Shane Carroll

Andrea Carroll

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DAVID SHANE CARROLL, 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 23rd of June, 2017.

Notary Public
My Commission Expires: 3/6/18
(SEAL)




STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANDREA CARROLL, 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 23rd of June, 2017.

Notary Public
My Commission Expires: 3/6/18
(SEAL)




**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

# True Copy Certification

I, **Carrie Porter**, do hereby make oath that I am a licensed attorney and /or the custodian of the electronic version of the attached document tendered for registration here with and that this is a true and correct copy of the original document executed and authenticated according to law.

Carrie Porter

**Carrie Porter**

State of **Tennessee**
County of **Davidson**

Personally appeared before me, **Rita B Mitchell**, a notary public for this county and state, **Carrie Porter** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rita B Mitchell

**Rita B Mitchell**

My Commission Expires: **3/31/2020**

