Bill Garrett Davidson County
Batch# 28797 DEEDWARR
11/21/2017 02:03:30 PM 3 pgs
Fees: $18.00 Taxes: $1,113.33
20171121-0119598

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,900.00

Anne N G Carty
Affiant

Subscribed and sworn to before me, this 21st day of November, 2017

Judy Wells
Notary Public

MY COMMISSION EXPIRES: 6/22/20
(AFFIX SEAL)

Judy Wells State of Tennessee Notary Public Williamson County

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS OF NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Andrew Charles Aaroen 122 Harpeth Valley Road Nashville, TN 37221	First Bank 310 Seaboard Ln, Ste 205 Franklin, TN 37067	127-16-0017.00

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, I/we, Terry B. Carty and spouse Anne N.G. Carty, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Andrew Charles Aaroen and wife, Hannah Marie Aaroen, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 60 on the Plan of Bellevue Manor of record in Plat Book 3600, Page (s) 32 and 33, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 60 fronts 142.17 feet on the Southeasterly margin of Harpeth Valley Road and extends back 334.45 feet on the Southwesterly line and 336.07 feet on the Northeasterly line to a dead line in the rear, measuring 124.87 feet thereon.

Being the same property conveyed to Terry B. Carty and spouse, Anne N.G. Carty by Warranty deed from Daniel K. Brown and spouse, Ann C. Brown of record in Book 9714, page 245, Register's Office for Davidson County, Tennessee, dated June 23, 1995 and recorded on June 28, 1995.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 122 Harpeth Valley Road, Nashville, Tennessee 37221

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 my/our hand(s) this 21st day of November, 2017.

Terry B. Carty

Anne N.G. Carty

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Terry B. Carty; Anne N.G. Carty with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 21st day of November, 2017.

Notary Public

My Commission Expires: 6/22/20

Judy S. Wells
State of Tennessee Notary Public
Williamson County

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

Sheri Engel
Signature

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me a notary for this county and state, Sheri Engel who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 2/25/19

MARY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY