WARRANTY DEED

Bill Garrett Davidson County
Batch# 40592 DEEDWARR
12/21/2017 03:07:30 PM 3 pgs
Fees: $18.00 Taxes: $3,367.00
20171221-0130281

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $910,000.00

Alyna Rayne
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 20TH DAY OF DECEMBER 2017.

Kristin Carson
NOTARY PUBLIC

MY COMMISSION EXPIRES 5/30/21

ELIZABETH PASCHALL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 17-4217B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank, please use the address of the new owner	MAP-PARCEL
James A. Carson and Kristin Festag Carson	New Owner	130-09-0-154.00
405 West Brookfield Ave		
Nashville, TN 37205		

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

MICHAEL J. O'BOYLE AND WIFE, PATRICIA C. O'BOYLE

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JAMES A. CARSON AND KRISTIN FESTAG CARSON, HUSBAND AND WIFE

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 the Westerly part of Lot No. 3, Block "3" on the Plan of The Highlands of Belle Meade No. 1, of record in Plat Book 547, Page 180, in the Register's Office for said County, described according to a survey made by Z. J. Wilkinson, Surveyor, March 25, 1968 as follows:

Beginning on the Southwesterly margin of Brookfield Drive at a point 296.75 feet Southeast of the Easterly margin of Midland Drive, said point being the corner of Lots Nos. 3 and 4; thence with the line between said two lots, South 34 degrees 30' West 199 feet to the common corner of Lots 3, 4 and 5; thence with the line between Lots Nos. 3 and 5, South 35 degrees 30' East 100 feet to a point 50 feet Northwest of the corner of Lots Nos. 2 and 3; thence North 54 degrees East 243.6 feet to the Southerly margin of Brookefield Drive at a point 25 feet Northwest of the corner of Lots No. 2 and 3; thence with the Southerly margin of Brookfield Drive, Northwestwardly 175 feet to the beginning.

Being the same property conveyed to Michael J. O'Boyle and wife, Patricia C. O'Boyle by Warranty deed from Kristin C. Taylor, married of record in Book 10390, page 450, Register's Office for Davidson County, Tennessee, dated March 20, 1997 and recorded on March 25, 1997.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2018 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR DAVIDSON, TENNESSEE.

This is property known as 405 West Brookfield Ave, Nashville, TN 37205

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 hand on the 20th day of December 2017.

Michael J. O'Boyle

Patricia C. O'Boyle by Michael J. O'Boyle attorney in fact.

Patricia C. O'Boyle

By Michael J. O'Boyle, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally, appeared before me, a Notary Public of said County and State, MICHAEL J. O'BOYLE, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this 20th day of December 2017.

Notary Public

My Commission Expires: 10/11/21

J. CARLTON DRUMWRIGHT STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared MICHAEL J. O'BOYLE, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument on behalf of PATRICIA C. O'BOYLE, for the purposes therein contained, and who further proved to me that he is the Attorney in Fact for PATRICIA C. O'BOYLE, and is authorized by PATRICIA C. O'BOYLE, to execute this instrument on her behalf.

Witness my hand and official seal, this 20th day of December 2017.

Notary Public

My Commission Expires: 10/11/21

J. CARLTON DRUMWRIGHT STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

File #: 17-4217B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027

True Copy Certification

I, Alyssa Rayne, 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 herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Alyssa Rayne

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Ashley Ann Reiss, a notary public for this county and state, Alyssa Rayne who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Ashley Ann Reiss

Notary's Signature

My Commission Expires: 2/9/2020

Notary' Seal (if on paper)

