Bill Garrett Davidson County
Batch# 62278 DEEDWARR
02/26/2018 09:27:27 AM 2 pgs
Fees: $13.00 Taxes: $780.33
20180226-0017642

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Drive, S-290
Brentwood, TN 37027
18-0272

STATE OF TENNESSEE
COUNTY OF _____

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,900.00

_____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 20th day of February, 2018.

_____
Notary Public
Commission Expires: 4/10/18

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON SUSAN L HEINRICH

Address of New Owner	Send Tax Bills To:	Map & Parcel
Bethany Erber 133 Shadow Glen Drive Nashville, TN 37211	New Owner	161-16-0A-017.00-CO

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,

Adam D. Carrico and wife, Kailin Carrico

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Bethany A. Erber, single

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 Unit No. 17 on the Plan of Townhomes of Shadow Glen as shown on the Exhibit to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20040315-0029248, Instrument No. 20040317-0030572, Instrument No. 20040713-0083179, Instrument No. 20040720-0086706 and Instrument No. 20040720-0086707, Register's Office for Davidson County, Tennessee, all to which reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Adam D. Carrico, unmarried by Warranty deed from Thomas E. Jones and Patrice I. Jones and Emily G. Jones Goben of record in Instrument No. 20120820-0074384 Register's Office for Davidson County, Tennessee, dated August 17, 2012 and recorded on August 20, 2012.
Adam D. Carrico having since married. Kailin Carrico hereby joins in the execution of this deed to convey any and all marital rights she may have.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 133 Shadow Glen Drive, Nashville, TN 37211.

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

Dated this the 23rd day of February, 2018.

Adam D. Carrico

Kailin Carrico

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,

Adam D. Carrico

with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 23rd day of February, 2018.

Notary Public

My Commission Expires: 4/10/18

SUSAN L HEINRICH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

(Notary Seal)

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,

Kailin Carrico

with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 23rd day of February, 2018.

Kayla R. Anderson
Notary Public

My Commission Expires: 11-20-18

KAYLA R. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
MACON COUNTY

(Notary Seal)