THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 180516196

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $1,295,000.00.

Saramae D Carroll
Affiant

Subscribed and sworn to before me, this8th day of June, 2018.

RICHARD LOUIS RIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 8, 2021

Notary Public
My Commission Expires: _____

Bill Garrett Davidson County
Batch# 103134 DEEDWARR
06/11/2018 02:47:52 PM 2 pgs
Fees: $13.00 Taxes: $4,791.50

20180611-0055962

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Betty A. Atwell 1216 Vintage Place Nashville TN 37215	New Owner	Tax Parcel ID No. 145-05-024.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Saramae D. Carroll, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Betty A. Atwell, an unmarried woman**("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 7 on the plan of Vintage Place, of record in Book 4460, Page 148, Register's Office for said County.

Said Lot No. 7 fronts 310.10 feet on the Northerly margin of Vintage Place and extends back 399.7 feet on the Westerly line and 456.28 feet on the broken Easterly line to a dead line in the rear, measuring 210.50 feet thereon.

Being the same property conveyed by Quitclaim Deed from Frank E. Carroll, Jr. to Saramae D. Carroll, as recorded on the 24th day of October, 1986 in Deed Book 7019, Page 731 and Warranty Deed from M. Keith Cox and wife, Sandra A. Cox to Frank E. Carroll, Jr. and wife, Saramae D. Carroll, as recorded on the 22nd day of April, 1983 in Deed Book 6042, Page 866, in the Register's Office of Davidson County, Tennessee.

Frank E. Carroll, Jr. joins in this instrument for the purpose of conveying any and all interest in said property, marital or otherwise.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2018 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of VINTAGE PLACE, as recorded in Plat Book 4460, Page(s) 148.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 4704, Page 991.

This is improved property located at 1216 Vintage Place Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 8th day of June, 2018.

Saramae D. Carroll

Frank E. Carroll, Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Saramae D. Carroll and Frank E. Carroll, Jr, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of June, 2018.

Notary Public

My Commission Expires: _____

