WARRANTY DEED

Bill Garrett
Batch# 114380
07/10/2018 12:14:19 PM
Fees: $13.00 Taxes: $821.40

Davidson County
DEEDWARR
2 pgs

20180710-0066508

PATRICIA NICHOLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $222,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of July, 2018

Notary Public

MY COMMISSION EXPIRES: 5/5/20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Prapasri Myint	owner	14801006000
(NAME)	(NAME)	
2215 Hemingway Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Shirley F. Carver,** unmarried, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Prapasri Myint, married,** 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:

Property in Davidson County, Tennessee, described as follows:

Being Lot No. 182 on the Plan of Hillbrook, Section II, as of record in Book 3300, Page 12, Register's Office for said County.

Said Lot fronts 75 feet on the northeasterly side of Willow Lane and runs back 191 feet on the northwesterly line and 209.4 feet on the southeasterly line to a dead line in the rear on which it measures 76 feet.

Being the same property conveyed to Kenneth L. Carver and wife, Shirley F. Carver from J.S. Gleason by deed of record in Book 3792, Page 59, Register's Office for Davidson County, Tennessee. Kenneth L. Carver and Shirley F. Carver divorced by Final Decree Appearance No. 63582, Fourth Circuit Court Davidson County, Tennessee. Kenneth L. Carver died intestate on 12/26/2010 leaving as sole heirs at law his wife, Carolyn Carver, his daughter Brenda Olwen Hughes and daughter Debra Parker Murphy reference heirship affidavit of record in Instrument No. 20180710-0066504, Register's Office Of Davidson County, Tennessee. Also, reference Quit Claim Deeds of record in Instrument No. 20180710-0066505, Instrument No. 20180710-0066506 and Instrument No. 20180710-0066507, Register's Office of Davidson County.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 240 Willow Lane, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hands this 2 day of July, 2018.

Shirley F. Carver

State of Arizona
County of Yavapai

Personally appeared before me Shirley F. Carver, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 2nd day of July, 2018.

Notary Public
My Commission Expires: 8/26/21

KATHERINE LENORE DREILING
Notary Public - State of Arizona
YAVAPAI COUNTY
My Commission Expires
August 26, 2021

File No.: 13287