Name and Address of New Owner:
Mara Carroll and Thomas O'Brien
3005 Lake Dr
Hermitage, TN 37076

Send Tax Statements To:
New Owner

THIS INSTRUMENT PREPARED BY:
(Please Return Document to this Address)
J.D. Kious, Attorney
Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No.: NR-19050727

Map and Parcel: 086 14 0B 007.00

Karen Johnson Davidson County
Batch# 241549 **DEEDWARR**
06/11/2019 09:53:16 AM 2 pgs
Fees: $13.00 Taxes: $1,108.15

20190611-0055879

Record and Return To:
Limestone Title & Escrow, LLC
580 Franklin Road
Suite 203
Franklin, TN 37069

WARRANTY DEED

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, **Michael Ryan Warren and wife, Heidi Cataldo-Warren**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Mara Carroll, an unmarried woman, and Thomas O'Brien, unmarried man, joint tenants with right of survivorship**, 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, and being all of Lot No. 7, Revised Final Plat, Fleetwood Subdivision, Phase One, according to survey and plat of same appearing of record in Book 6900, page 465-466, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more accurate and complete description of said lot.

Being the same property conveyed to Michael Ryan Warren, unmarried, by Warranty Deed filed for record on July 1, 2016 in Instrument Number 20160701-0067574, of the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the following: Covenants, Conditions and Restrictions of Fleetwood Subdivision of record in Book 7170, page 987 and as amended in Book 7628, page 6 and amendment to By-Laws in Instrument Number 20110526-0040493; All matters as set forth per Book 6900, page 465-466; Article of Incoporation for Fleetwood HOA of record in Book 7114, page 370; all of said Register's Office.

This conveyance is further subject to: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 3005 Lake Dr, Hermitage, TN 37076

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 assigns, 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 our hand this 14th day of June, 2019.

Michael Ryan Warren

Heidi Cataldo-Warren

State of Tennessee

County of Rutherford

Personally appeared before me, Michael Ryan Warren and Heidi Cataldo-Warren with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 14th of June, 2019.

Notary Public
My Commission Expires: 5/22/22

ANGELA HOWARD
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $299,500.00.

Affiant Signature

Subscribed and sworn to before me, this 14th day of June, 2019.

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD Exp. 4-13-2022

Notary Public
My Commission Expires: 4-13-22