Karen Johnson Davidson County
Batch# 276494 DEEDWARR
08/26/2019 01:31:30 PM 2 pgs
Fees: $13.00 Taxes: $2,393.90
20190826-0085749



STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $647,000.00

Affiant

Subscribed and sworn to before me, this the 23 day of August, 2019.

Notary Public

My commission expires: _____

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Information for Reference Purposes:
Anthony Ray Carroll and DeYanna M. Carroll	New Owners	**102-12-0-105.00**
715 Hillwood Boulevard		
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, WE,

Janet L. Jones, Trustee of The Williams Jones Family Trust dated September 10, 2014

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

Anthony Ray Carroll and DeYanna M. Carroll, husband and wife

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Lot No. 269 on the Plan of Hillwood Subdivision, Section 1 of record in Plat Book 3700, Page 140, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 269 fronts 122.0 feet on the Southwesterly side of Hillwood Boulevard and extends back 538.6 feet on the Northwesterly line and 527.6 feet on the Southeasterly line, to a line in the rear on which it measures 122.5 feet.

Being the same property conveyed to Janet L. Jones by Warranty deed from Citizens Bank, a Tennessee Banking Corporation of record in Instrument No. 20000517-0049760 Register's Office for Davidson County, Tennessee, dated May 10, 2000 and recorded on May 17, 2000.

Being the same property conveyed to Janet L. Jones and Steve Williams by Quitclaim deed from Janet L. Jones of record in Instrument No. 20030609-0079037 Register's Office for Davidson County, Tennessee, dated May 22, 2003 and recorded on June 09, 2003.

Being the same property conveyed to Steven C. Williams and Janet L. Jones, Trustees of The Williams Jones Family Trust under that Declaration of Trust dated September 10, 2014 by Quitclaim deed from Janet L. Jones and Steve Williams of record in Instrument No. 20140910-0083088 Register's Office for Davidson County, Tennessee, dated September 10, 2014 and recorded on September 10, 2014.

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (__x__) unimproved (____) property known as 715 Hillwood Boulevard, 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 EFFECTIVE AS OF 20th day of August, 2019:

The Williams Jones Family Trust dated September 10, 2014

By: _____
Janet L. Jones, Co-Trustee

STATE OF ~~TENNESSEE~~ California	)	**CORPORATE**
COUNTY OF ~~WILLIAMSON~~ San Diego	)	**ACKNOWLEDGEMENT**

Personally appeared before me, a Notary Public of said County and State, Janet L. Jones, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself/herself to be Co-Trustee of The Williams Jones Family Trust dated September 10, 2014, the within named grantor, and that he/she, being authorized to do so, executed the within instrument for the purposes therein contained by signing his/her name on behalf of said grantor.

Witness my hand, at office, this the 20th day of August, 2019.

My Commission Expires: 5-10-2020 _____
Notary Public

20191473R

JAN STITTSWORTH
COMM. #2148900
Notary Public - California
San Diego County
My Comm. Expires May 10, 2020

NRO1

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or 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.

_____

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

_____

My Commission Expires: 7/22/2022

Notary Seal (if on paper)