MAI-1910099(B)

WARRANTY DEED

Karen Johnson Davidson County
Batch# 302751 DEEDWARR
10/18/2019 02:46:30 PM 4 pgs
Fees: $23.00 Taxes: $962.00
20191018-0107022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00

Angela D. Lurie
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 14th day of October 2019

Notary Public

MY COMMISSION EXPIRES: 12-20-2021
(AFFIX SEAL)

RHONDA S. HARDISON NOTARY PUBLIC STATE OF TENNESSEE MAURY COUNTY My Commission Expires 12-20-2021

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Main , 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Angela D. Lurie	Mortgage Investors Group	095 05 0 028.00
(NAME)	(NAME)	
218 Wilowen Drive	8320 East Walker Springs Lane	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	Knoxville, TN 37923	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 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/WE, **Tracye Leigh Carrigan and Robert Wayne Carrigan and Janet Lynn Tipton**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Angela D. Lurie, an unmarried woman**, 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:

SITUATE in the Davidson County, Tennessee and being more particularly described as follows:

Lot 27 on the Plan of Creekside Heights as shown by a map of record in Plat Book 2663, Page 114 and 115 in the Register's Office for Davidson County, Tennessee, which is incorporated herein by reference for a more complete property description.

BEING the same property conveyed to Cletus Ball and wife Lennie M. Ball by instrument of record in Book 3402, Page 263 in the Register's Office for Davidson County, Tennessee. Cletus Ball predeceased Lennie M. Ball leaving her the sole owner as surviving tenant by the entirety. Lennie M. Ball aka Lennice M. Ball died in 2001 leaving her child, Robert H. Carrigan, as the sole owner by intestate succession. For reference see Affidavit of Heirship of record in Instrument No. 20190722-0071755 in the Register's Office for Davidson County, Tennessee. Robert H. Carrigan did convey the same property to the Robert H. Carrigan Living Trust dated May 31, 2019 by instrument of record in Instrument No. 20190620-0059648 in the Register's Office for Davidson County, Tennessee.

Robert H. Carrigan died June 5, 2019 and under the terms and conditions of the trust agreement establishing the Robert H. Carrigan Living Trust dated May 31, 2019 all real property in the trust shall be either sold on behalf of the trust by the Successor, Janet Lynn Tipton, or distributed to the residual beneficiaries of the trust to wit: Tracye Leigh Carrigan, Angela Dee Lurie, Robert Wayne Carrigan and Janet Lynn Tipton.

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Further, being the same property conveyed to Tracye Leigh Carrigan, Angela Lee Lurie, Robert Wayne Carrigan and Janet Lynn Tipton, as equal tenants in common by Quitclaim Deed of record in Instrument No. 201910180107021, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 218 Wilowen Drive, Nashville, TN 37210

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 our hands this 14th day of October, 2019

Janet Lynn Tipton

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Janet Lynn Tipton, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14th of October, 2019.

Rhonda S Hurd

Notary Public

My Commission Expires:

[SEAL] RHONDA S HARDISON STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY My Commission Expires 12-20-2021

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Witness our hands this 14th day of October, 2019

Robert Wayne Carrigan

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Robert Wayne Carrigan, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14th of October, 2019.

Notary Public

My Commission Expires: 3-26-22

(SEAL)

STEPHEN P REGISTER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 3-26-2022

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Witness our hands this 14th day of October, 2019

Tracye Leigh Carrigan

STATE OF Illinois

COUNTY OF Wabash

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Tracye Leigh Carrigan, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14th of October, 2019.

Notary Public

My Commission Expires: 1-31-2020

(SEAL)

OFFICIAL SEAL
M. KELLY PERRY
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES JAN. 31, 2020

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)

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