RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT191000352

WARRANTY DEED

Karen Johnson Davidson County
Batch# 309208 DEEDWARR
10/31/2019 11:05:25 AM 2 pgs
Fees: $13.00 Taxes: $1,202.50
20191031-0112026

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$325,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the
30th day of October, 2019

Notary Public

MY COMMISSION EXPIRES:

GAIL C. VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-18-2022

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bryan D. Carroll **627 Claylick Ct.** **Whites Creek, TN 37189**	**SAME**	**023-00-0-116.00**

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Frankie E. Loyd and wife, Ethel C. Loyd

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Bryan D. Carroll

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:

A tract of land in the 10th Civil District of Davidson County, Tennessee, being a portion of the Glen D. Clark property, and more particularly described according to a survey by Don Shanklin Engineering, Old Hickory, Tennessee, June 20, 1971, as follows:

BEGINNING at a point in the westerly margin of a right-of-way, and corner with the Hunter property; thence following the margin of said right-of-way North 19 degrees 36 minutes West 106.97 feet to a point; thence South 39 degrees 31 minutes West 58.76 feet to a point; thence with the remaining Clark property, following the Clark boundary line in two (2) calls as follows: North 38 degrees 34 minutes West 440.64 feet to a point and South 14 degrees 12 minutes West 490.00 feet to a point in the Brown property; thence South 69 degrees 46 minutes East 147.19 feet to a point; thence South 55 degrees 04 minutes East 69.77 feet to a point; thence North 58 degrees 45 minutes East 319.40 feet to the point of beginning, and containing 3.02 acres, more or less.

BEING same property conveyed to Frankie E. Loyd and wife, Ethel C. Loyd by Warranty Deed from Glen D. Clark and wife, Dorothy D. Clark, dated 7/17/75 and recorded 8/14/75 in Book 4941, Page 846, Register's Office for Davidson County, Tennessee. Ethel C. Loyd and Ethel Faye Loyd are one and the same person.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

This is improved (X) property known as **627 Claylick Ct., Whites Creek, TN 37189**
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 30th day of October, 2019.

Frankie E. Loyd
Frankie E. Loyd

Ethel C Loyd By Frankie E. Loyd Attorney in fact
Ethel C. Loyd By Frankie E. Loyd, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Frankie E. Loyd the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of October, 2019.

Commission Expires:_____

Gail C. Vincent
Notary Public

GAIL C. VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-18-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 30th day of October, 2019, before me personally appeared Frankie E. Loyd to me known to be the person who executed the foregoing instrument in behalf of Ethel C. Loyd as her Attorney in Fact, and acknowledged that he executed the same as the free act and deed of the said Ethel C. Loyd.

Witness my hand and official seal at Nashville, Tennessee, this the 30th day of October, 2019.

Commission Expires:_____

Gail C. Vincent
Notary Public

GAIL C. VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-18-2022