# WARRANTY DEED




File # 14659

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of March, 2020

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**

Return to: Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Brian Caroland<br>Charlotte Caroland | NEW OWNER | 09615003500 |
| (NAME) | (NAME) | |
| 2820 Branwood Drive | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville TN 37214 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

Karen Johnson Davidson County
Batch# 379407 **DEEDWARR**
03/30/2020 12:22:04 PM 2 pgs
Fees: $13.00 Taxes: $610.50

20200330-0033933

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/WE, **Trustee Inc., Trustee for 3140 Boulder Park Drive Estate Planning Land Trust,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Brian Caroland and Charlotte Caroland, husband and wife,** 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, being Lot No. 8 on the plan of Hickory Bend Section 3, of record in Plat Book 3600, Page 42, said Register's office to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Trustee Inc., Trustee for the 3140 Boulder Park drive Estate Planning Land Trust, by deed of record in Instrument NO. 20200304-0023942, Register's Office for Davidson County, Tennessee.

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

unimproved ☐

This is improved ☑ property, known as 3140 Boulder Park Drive, Nashville, TN 37214
(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 25th day of March, 2020.

Authorized Agent

Trustee Inc., Trustee for 3140 Boulder Park Drive Estate
Planning Land Trust

State of Tennessee
County of Davidson
On this the 25 day of March, 2020, before me, personally appeared Victor Hazelwood, Authorized Agent of Trustee Inc., as Trustee for the 3140 Boulder Park Drive Estate Planning Land Trust, to me known to be the person described in and who executed the foregoing instrument and who acknowledged the execution of same to be his free act and deed.

WITNESS my hand and seal this 25th day of March, 2020.

Notary Public
My Commission Expires: _____

File No.: 14659

