(1)

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $248,675.00 Grace Anne Stokes-Krusen Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF APRIL, 2011. Notary Public MY COMMISSION EXPIRES: 12-21-2011 (AFFIX SEAL)

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Closing & Title Services, Inc. 533 Rivergate Parkway, Goodlettsville, TN 37072-2027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
TODD R. GROOMS	Same	MAP 105-14 PAR 136
(NAME)	(NAME)	
2216 WHITE AVENUE		
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I, **GRACE ANN STOKES-KRUSEN a/k/a GRACE ANNE STOKES-KRUSEN, a single woman,** HEREINAFTER CALLED THE GRANTOR, HASE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TODD R, GROOMS, and wife, ASHLEY B, GROOMS,** 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. 14 on the Plan of Yarbrough's Subdivision of Blocks 19, 20 and other blocks in Woodlawn as of record in Book 161, page 104, Register's Office for Davidson County, Tennessee.

Said Lot No. 14 fronts 50 feet on the easterly side of White Avenue and runs back between parallel lines 167.5 feet to an alley in the rear.

Being the same property conveyed to Grace Ann Stokes-Krusen by deed of record in Instrument No. 20090224-0015918, Register's Office for Davidson County, Tennessee; and originally being the same property conveyed to Robert Morgan Krusen by deed of record in Book 7054, page 341, and Book 6460, page 476, Register's Office for Davidson County, Tennessee; the said Robert Morgan Krusen having since died on November 3, 2007, testate. His last will dated January 13, 2007, having been duly probated in the Seventh Civil Court for Davidson County, Tennessee, No. 08P-174, wherein Grace Ann Stokes-Krusen was named as sole beneficiary and as the Executrix under the terms of the said last will.

This is the same legal description as on the previous deed of record.

This conveyance is subject to any and all existing restrictions, setbacks, zoning regulations, covenants, conditions and easements of record as may affect the afore described tract of land.

GRACE ANN STOKES-KRUSEN is one and the same person as GRACE ANNE STOKES-KRUSEN.

This is improved property, known as 2216 WHITE AVENUE, NASHVILLE, TN 37204
(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 hand this 8th day of April, 2011.

Grace Anne Stokes-Krusen
GRACE ANNE STOKES-KRUSEN

BILL GARRETT, Davidson County
Trans:T20110021026 DEEDWARR
Recvd: 04/11/11 08:21 2 pgs
Fees:13.00 Taxes:920.10
20110411-0027559

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public, in and for the said County and State, GRACE ANNE STOKES-KRUSEN, a single woman the within named bargainor(s), with whom I am personally acquainted or proved to be on the basis of satisfactory evidence and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 8th day of April, 2011.

Commission expires: 12-21-2011

Notary Public

