BILL GARRETT, Davidson County
Trans:T20110026515 DEEDWARR
Recvd: 05/04/11 14:27 2 pgs
Fees:13.00 Taxes:943.50
20110504-0034333

WARRANTY DEED

JOHN GLEAVES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

G-VRES-11-3549

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,000.00

Ralph Wayne Price
Affiant

Subscribed and sworn to before me, this 25th DAY OF April, 2011.

Notary Public

MY COMMISSION EXPIRES: 5-2014
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ralph Wayne Price	Ralph Wayne Price	
3549 Crestridge Drive (ADDRESS)	3549 Crestridge Drive (NAME) (ADDRESS)	
Nashville, TN 37204 (CITY) (STATE) (ZIP)	Nashville, TN 37204 (CITY) (STATE) (ZIP)	118-14-100.00

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 SHERRI LYNN SIDES AND WINONA SIDES, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto RALPH WAYNE PRICE AND CRISTEN PRICE, HUSBAND AND WIFE, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 21, LONGVIEW MANOR, SECTIONS ONE AND TWO, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 1424, PAGE 127, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO SHERRI LYNN SIDES, UNMARRIED AND WINONA SIDES, MARRIED, AS JOINT TENANTS, WITH RIGHTS OF SURVIVORSHIP BY WARRANTY DEED FROM R. DICKEY LEE AND KATIE BROOKS LEE, INDIVIDUALLY AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, RECORDED ON THE 22ND DAY OF JULY, 2002 IN INSTRUMENT NO. 20020722-0087549, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2011 AND SUBSEQUENT YEARS; ALL MATTERS SET FORTH ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved (X) property, known as 3549 Crestridge Drive, Nashville, Tennessee 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 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 hand(s) this 25th day of April, 2011.

Sherri Lynn Sides by Winona Sides as her attorney in fact

Winona Sides

STATE OF Tennessee
COUNTY OF Davidson

On this the 25th day of April, 2011, before me personally appeared Winona Sides to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Sherri Lynn Sides and who acknowledged he/she/they executed the same as the free act and deed of the said Sherri Lynn Sides.

Witness my hand and official seal, this the 25th day of April, 2011.

Notary Public

My Commission Expires: 5-2014

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Winona Sides , the within named bargainor, 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, this the 25th day of April 2011.

Notary Public

My Commission Expires: 5-2014

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903