Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans:T20120007795 DEEDWARR
Recvd: 02/01/12 14:17 3 pgs
Fees:18.00 Taxes:703.00
20120201-0009184

ADDRESS NEW OWNER:
Phillip C. Groll
7973 Highway 100
Nashville, Tennessee 37221

SEND TAX BILL TO:
Owner

MORTGAGEE:
Prime Lending, A Plains Capital Company
18111 Preston Road, Suite 900
Dallas, TX 75252

MAP 156
GROUP
PARCEL 63.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Paula K. McCord, unmarried and Jolean K. Jones, unmarried,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **Phillip C. Groll and Rebecca Carty, both unmarried as joint tenants with right of survivorship**, 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 in the 9th Civil District of said County and State, being Lot No. 25 on the Plan of Harpeth Heights, Section 5, not of record, described according to a survey made by Hal R. Swann, Jr., Surveyor, dated October 26, 1963, and revised June 21, 1965, as follows:

SAID Lot No 25 begins on the southerly margin of Highway 100 at a point 151 feet west of the northwest corner of the property conveyed to Alvin W. Terrell & Sons, Inc., by deed from E. U. Buchi and wife, of record in Book 3927, page 889, said Register'[s Office; thence southerly 264 feet; thence westerly 190 feet; thence northerly 201.1 feet to the southerly margin of Highway 100; thence with the same easterly 190 feet to the beginning.

Being the same property conveyed to Paula K. McCord, unmarried and Jolean K. Jones, unmarried by deed dated from Heirs at law of Mona F. McClain, DATED 12/05/2003 of record in Instrument no. 20031209-0176659, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2012 and subsequent years.

This is **improved** property known as **7973 Highway 100, Nashville, Tennessee 37221.**

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, GRANTORS do covenant with the said GRANTEES that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and 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 the **27th** day of **January, 2012.**

Paula K. McCord

Paula K. McCord

Jolean K. Jones

Jolean K. Jones

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Paula K. McCord, unmarried and Jolean K. Jones, unmarried**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 27th day of January, 2012.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 5/8/2012

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, ~~for~~ this transfer is $190,000.00.

AFFIANT

Subscribed and sworn to before me on this 27th day of January, 2012.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 5/8/2012