BILL GARRETT, Davidson County
Trans:T20120029326 DEEDWARR
Recvd: 04/23/12 11:03 2 pgs
Fees:13.00 Taxes:405.63
20120423-0034372

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT-120300168

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$109,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS
20th day of APRIL, 2012

Notary Public

C. VICTORY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:

MY COMMISSION EXPIRES:
September 9, 2014

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
MARY ELIZABETH MCCROSKEY ~~714 GROVES PARK ROAD~~ 964 Boscobel St **NASHVILLE, TN 37206**	Same	083-07-0-193.00

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,

RUTH C. PRICE

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

MARY ELIZABETH MCCROSKEY

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. 50 on the Map of Rolling Acres No. Two, Section One, as of record in Book 1424, Page 45 in the Register's Office for Davidson County, Tennessee.

SAID Lot No. 50 fronts 75 feet on the east side of Groves Park Road and runs back between parallel lines 135 feet to the west line of the L & N Railroad on which it measures 76.83 feet.

BEING the same property conveyed to William Edward Price, Jr. and wife, Ruth C. Price by Warranty Deed from Rolling Acres, Inc., dated 9/27/48 and recorded 10/4/48 in Book 1641, Page 49, Register's Office for Davidson County, Tennessee. The said William Edward Price, Jr. having since died on November 4, 1996, vesting property solely to Ruth C. Price.

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 **714 GROVES PARK ROAD, NASHVILLE, TN 37206**
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 20th day of APRIL, 2012.

Ruth C. Price by Debra Clarke, attorney in fact
RUTH C. PRICE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 20th day of April, 2012, before me personally appeared Debra Clarke to me known to be the person who executed the foregoing instrument in behalf of Ruth C. Price as her Attorney in Fact, and acknowledged that she executed the same as the free act and deed of the said Ruth C. Price

Witness my hand and official seal at Nashville, Tennessee, this the 20th day of April, 2012.

Commission Expires:_____

Notary Public

GAIL C. VICTORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
September 9, 2014