BILL GARRETT, Davidson County
Trans: T20120031751 DEEDWARR
Recvd: 05/01/12 13:00 2 pgs
Fees: 13.00 Taxes: 1163.65

20120501-0037184

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT-120300163

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$314,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 27th day of APRIL, 2012.

Notary Public

MY COMMISSION EXPIRES: 9/8/13

TRICIA BALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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
JOHN GRUNKE **806 FOREST ACRES DRIVE** **NASHVILLE, TN 37220**	new owner	**146-14-0-004.00**

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,

VICTORIA K. MCBRIDE A/K/A VICTORIA M. KILLIAN

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

JOHN A, GRUNKE AND MARGARET A. GRUNKE, 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. 2 on the Plan of Section One, Forest Acres Subdivision, of record in Book 1130, Page 104, Register's Office for said County.

Said Lot No. 2 fronts 152.56 feet on the northerly margin of Forest Acres Drive and extends back between parallel lines a distance of 225 feet to a dead line in the rear.

BEING the same property conveyed to Victoria K. McBride, by Warranty Deed from Donald S. Hare and wife, Karen A. Hare, dated 10/27/00 and recorded 11/29/00 in Instrument No. 20001129-0116960, in the Register's Office of Davidson County, Tennessee. The said Victory K. McBride and Victoria M. Killian are one and the same person

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 **806 FOREST ACRES DRIVE, NASHVILLE, TN 37220**
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 27th day of APRIL, 2012.

Victoria K McBride A/K/A Victoria M. Killian

VICTORIA K. MCBRIDE A/K/A VICTORIA M. KILLIAN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named VICTORIA K. MCBRIDE A/K/A VICTORIA M. KILLIAN the bargainor(s) 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 at Brentwood, Tennessee, this 27th day of APRIL, 2012.

Commission Expires:_____

Notary Public

GAIL C. VICTORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
September 9, 2014