12-1-112

Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

BILL GARRETT, Davidson County
Trans:T20120040664 DEEDWARR
Recvd: 06/04/12 09:46 2 pgs
Fees:13.00 Taxes:394.05
20120604-0048109

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT-120400212

# WARRANTY DEED

LEAH A. TURNER
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$106,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the
21 day of MAY 2012

Notary Public

MY COMMISSION EXPIRES: My Commission Expires October 28, 2012

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 C. GROTH<br>2618 WOODBERRY DRIVE<br>NASHVILLE, TN 37214 | Churchill Mortgage Corp.<br>761 Old Hickory Blvd. Ste 400<br>Brentwood TN 37027 | 096-05-0-062.00 |

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,

**BETTY HILL HAGLER, WILLIAM BARRY HILL, PEGGY A. KINCAID, KARAN HICKEY, JAMES P. HILL, JOSHUA MOORE AND BRYAN MOORE, HEIRS OF THE ESTATE OF JOY HILL YOUNG AND BETTY HILL HAGLER, EXECUTRIX OF THE ESTATE OF JOY HILL YOUNG**

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

JOHN C. GROTH AND MARGARET L. GROTH, 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. 112 on the Plan of Woodberry Park, as of record in Book 2133, Pages 117, 118 and 119, Register's Office for said County.**

**Said Lot No. 112 fronts 80 feet on the north side of Woodberry Drive and runs back between lines, measuring 260.2 feet on the east line and 251.9 feet on the west line, to a dead line in the rear, measuring 80.4 feet thereon.**

**BEING the same property conveyed to Howard Wilson Young, Jr. and wife, Joy H. Young, by Warranty Deed from Mayfair Homes, Inc., dated 3/20/56 and recorded 3/22/56 in Book 2497, Page 261, in the Register's Office of Davidson County, Tennessee. The said Howard Wilson Young, Jr. having predeceased Joy H. Young. The said Joy H. Young having since died on or about October 2, 2011. Betty Hill Hagler having been appointed Executrix of the Estate of Joy Hill Young by Order of Probate filed 11/29/11 in Case No. 11P-1734 in the Probate Office of Davidson County, Tennessee.**

**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 **2618 WOODBERRY DRIVE, NASHVILLE, TN 37214**
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 18th day of MAY, 2012.

BETTY HILL HAGLER, HEIR

BETTY HILL HAGLER, EXECUTRIX

PEGGY A. KINCAID, HER

KAREN HICKEY, HEIR

WILLIAM BARRY HILL, HEIR

JAMES P. HILL, HEIR

JOSHUA MOORE, HEIR

BRYAN MOORE, HEIR

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Betty Hill Hagler, William Barry Hill, Peggy A. Kincaid, Karen Hickey, James P. Hill, Joshua Moore and Bryan Moore, heirs of the Estate of Joy Hill Young and Betty Hill Hagler, Executrix of the Estate of Joy Hill Young 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 Smyrna, Tennessee, this 18th day of MAY, 2012.

Commission Expires:_____

Notary Public

GAIL C. VICTORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
September 9, 2014