WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130003501 DEEDWARR
Recvd: 01/14/13 10:01 2 pgs
Fees:13.00 Taxes:406.63

20130114-0004124

PATRICIA NICHOLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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 THE 11th day of January, 2013

Notary Public:

MY COMMISSION EXPIRES: 8/23/16
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
John David Vines	NEW OWNER	Parcel ID:
2713 Donna Hill Dr.		07303001000
Nashville, TN 37214		

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

Kendal A. Marcy and wife, Krista K. Marcy

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
John David Vines and wife, Deborah Vines and Bart Lee Scruggs and wife Amy Elizabeth Scruggs
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. 85, on the Plan of Section II, Sutherland Heights, of record in Book 2663, Page 58, Register's Office for said County.

Said Lot No. 85 fronts 100 feet on the southeasterly side of Pleasant Green Road and runs back 282.2 feet on the northeasterly line and 315.4 feet on the southwesterly line to a dead line in the rear on which it measures 140 feet.

Being the same property conveyed to Kendal A. Marcy and wife, Krista K. Marcy by deed from Roy Clinton Allen, Jr., Executor of the Estate of Roy Clinton Allen, Rony Clinton Allen, Jr., individually and Ridgely Newman Allen, of record in Instrument 20020417-0047787, said Register's Office.

This conveyance is subject to Restrictions of record in Book 2745, Page 403, and Book 2795, Page 97, said Register's Office.

This conveyance is made subject to: (1) 2012 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 2663, Page 58, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 2612 Pleasant Green Road, 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 11th day of January, 2013.

Kendal A. Marcy

Krista K. Marcy

Krista K. Marcy

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kendal A. Marcy and Krista K. Marcy, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 11th day of January, 2013.

My Commission Expires: 8/23/14

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.