# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 136,250.00

R. Larry Lovelace
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of February, 2013

Patricia Nicholls
Notary Public:

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

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

**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: |
|---|---|---|
| R. Larry Lovelace | NEW OWNER | Parcel ID: |
| 2417 Cloverdale Rd. | | 09511004000 |
| 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

**Marilyn Teichman, Susan Witherington and Shirley Hoch, Devisees under the Will of Evelyne H. Crouse**

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
**R. Larry Lovelace and wife, Becky M. Lovelace**
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. 503 on the Plan of Merry Oaks, Section III, as of record in Book 2330, Page 47, Register's Office for said County, described as follows:

Beginning at a point in the west margin of McGavock Pike at the corner of Lots Nos. 502, and 503; thence with the line between said lots, westerly 294.1 feet to the east line of Lot No. 504; thence with the line between Lots Nos. 503 and 504, northerly 189.1 feet to the south margin of Cloverdale Road; thence with the margin of the same, easterly 177.7 feet to the beginning of a curve; thence around said curve southeasterly 116.4 feet to the westerly margin of McGavock Pike; thence with the margin of the same, southerly 74.5 feet to the point of beginning.

Being the same property conveyed to George William Crouse and wife, Evelyne HublerCCrouse by deed from Horace L. Wright and Harvey A. Thomas, of record in Book 3134, Page 501, said Register's Office, dated October 7, 1960. The said George William Crouse***
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 2417 Cloverdale Rd., 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 my hand this 15th day of February, 2013.

The Estate of Evelyne H. Crouse
BY:

Marilyn Teichman
Marilyn Teichman, Devisee

Susan Witherington
Susan Witherington, Devisee

Shirley Hoch
Shirley Hoch, Devisee

BILL GARRETT, Davidson County
Trans:T20130013415 DEEDWARR
Recvd: 02/19/13 09:09 2 pgs
Fees:13.00 Taxes:504.13
20130219-0016064

***died May 13, 2007, and title vested in Evelyne Hubler Crouse as surviving tenant by the entirety. The said Evelyne Hubler Crouse died testate on October 19, 2012, and the Estate was admitted to Probate as Probate No. 13P-70, of record in Probate Court of Davidson County, Tennessee.

STATE OF ~~TENNESSEE~~ MICHIGAN
COUNTY OF ~~Davidson~~ Barry

*Shirley Hoch

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ~~Marilyn Teichman and Susan Witherington~~, 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 this ~~15th~~ 12th day of February, 2013.

My Commission Expires: 01-27-15

Holly Smith
Notary Public

~~STATE OF MICHIGAN~~
~~COUNTY OF xxxxxxxxxxxxxxxx~~

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

~~Witness my hand and official seal this xxxxx day of February, 2013.~~

HOLLY SMITH
Notary Public
Barry County, MI
My Commission Expires 01/27/2015
Acting in the County of Kent

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 Marilyn Teichman and Susan Witherington, 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 this 15th day of February, 2013.

My commission expires: 8/23/16

Notary Public

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