THIS INSTRUMENT PREPARED BY:
Douglas A. Brace, Reg. #3485
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North, Third Floor
P.O. Box 198985
Nashville, TN 37219-8985
(615) 256-9999

BILL GARRETT, Davidson County
Trans:T20130029134 DEEDWARR
Recvd: 04/10/13 10:01 3 pgs
Fees:18.00 Taxes:895.03
20130410-0035405

Rachel Neal
STATE OF TENNESSEE NOTARY PUBLIC
Davidson County

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater, for this transfer is $241,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF APRIL, 2013.

Notary Public

My commission expires: 07/08/13

Name and Address of New Owner:

Joseph Patrick Croker and Denise Louise Croker
820 Magnolia Court East
Nashville, TN 37221

Send Tax Bills To:

New Owner

Street Address of Subject Property:

820 Magnolia Court East
Nashville, TN 37221

Map and Parcel:

142-11-B-029 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **WILMA JAYNE CARELL,** an unmarried person, hereinafter called "**GRANTOR,**" has bargained and sold, and by these presents does transfer and convey unto **JOSEPH PATRICK CROKER AND WIFE,**

DENISE LOUISE CROKER, hereinafter called "**GRANTEES,**" their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 29 on the Plan of Magnolia Court, a Planned Unit Development, of record in Book 7900, page 729, in the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description.

Being the same property conveyed to James W. Carell by Deed from Thomas G. Srgo, an unmarried man, of record as Instrument No. 20041102-0131757 in the Register's Office for Davidson County, Tennessee, and also being the same property conveyed to Wilma Jayne Carell, unmarried, by Quitclaim Deed from James W. Carell, unmarried, of record as Instrument No. 20050926-0115381 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 820 Magnolia Court East, Nashville, TN 37221.

The conveyance of the above described parcel of land is subject to:

1. Metropolitan Nashville/Davidson County property taxes for the year 2013, which have been prorated between the parties and assumed by Grantees.

2 All matters shown on Plan of record in Book 7900, page 729, in the Register's Office for Williamson County, Tennessee.

3. Declaration of Covenants, Conditions and Restrictions for Magnolia Place, a Planned Unit Development, of record in Book 9367, page 807, in said Register's Office.

4. Charter of Incorporation of Magnolia Place Homeowners' Association, Inc. of record in Book 9391, page 887, in said Register's Office.

5. Easement for sewer of record in Book 7788, page 977, in said Register's Office.

6. Easement for sewer of record in Book 7803, page 640, in said Register's Office.

7. Subject to rights of others in and to the common areas.

8. Subject to the lien for special assessments contained in the Declaration of Covenants, Conditions and Restrictions.

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 Grantor does covenant with the said Grantees that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenants and binds herself, her heirs and assigns, to warrant and forever defend the title 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 3rd day of April, 2013.

WILMA JAYNE CARELL

STATE OF TENNESSEE]
]
COUNTY OF DAVIDSON]

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILMA JAYNE CARELL, the within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that she executed the foregoing instrument as her free act and deed for the purposes therein contained.

WITNESS my hand and seal at office, the day and year first above written.

NOTARY PUBLIC
Douglas A. Brace
My Commission Expires
March 7, 2017
STATE OF TENNESSEE

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC

My commission expires:_____

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