STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $95,000.00.

Subscribed and sworn to before me, this 24th day of April, 2013.

Affiant

My Commission Expires:
3-7-2017

Notary Public

JAMIE L. TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY & RETURN TO:
TAYLOR TITLE & ESCROW, INC.
305 RAYON DRIVE
OLD HICKORY, TN 37138
2668

NAME & ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
MARY ELIZABETH McCROSKEY 502 CHADWELL DRIVE MADISON, TN 37115 MAP & PARCEL NO. 051-03-0/042.00	MARY ELIZABETH McCROSKEY 904 BOSCOBEL STREET NASHVILLE, TN 37206

BILL GARRETT, Davidson County
Trans:T20130035809 DEEDWARR
Recvd: 05/01/13 09:05 2 pgs
Fees:13.00 Taxes:351.50
20130501-0043336

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

BETTY C. KINNEY, married,

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

MARY ELIZABETH McCROSKEY,

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO, LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Being Lot No. 110 on the Plan of Pleasant Acres, Section II, as of record in Book 2133, page 75, Register's Office for Said County.

Said Lot No. 110 fronts 85 feet on the northerly side of Chadwell Drive and runs back between lines, measuring 201 feet on the westerly line and 215.12 feet on the easterly line to a dead line in the rear, measuring 67.55 feet thereon.

Being the same property conveyed to Betty C. Kinney, by Last Will and Testament of James D. Chaddock, deceased, filed of record on May 27, 2008, in Instrument No. 20080527-0053212, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: (A) TAXES FOR THE YEAR 2013, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE(S); (B) ALL MATTERS APPEARING ON THE PLAN OF RECORD IN PLAT BOOK 2133, PAGE 75; (C) RESTRICTIVE COVENANTS OF RECORD IN BOOK 2204, PAGE 47; (D) EASEMENTS OF RECORD IN BOOK 5244, PAGE 219; AND (E) ANY/ALL ZONING REGULATIONS, BUILDING RESTRICTIONS AND SETBACK LINES, IF ANY, EASEMENTS AND RIGHTS-OF-WAY FOR PUBLIC UTILITIES OF RECORD, SAID REGISTER'S OFFICE.

THIS PROPERTY IS NOT A MARITAL RESIDENCE, HAS NOT BEEN RESIDED IN BY BORROWER, SPOUSE OR ANY DEPENDENT CHILDREN, AND AS SUCH IS NOT SUBJECT TO ANY HOMESTEAD, DOWER OR MARITAL INTEREST AS CONTEMPLATED BY T.C.A. 26-2-307 OR OTHER SIMILAR STATUTE.

THIS IS IMPROVED PROPERTY KNOWN AS: 502 CHADWELL DRIVE, MADISON, TN 37115

TO HAVE AND TO HOLD THE SAID TRACT OR PARCEL OF LAND, WITH THE APPURTENANCE, 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 24TH DAY OF APRIL, 2013.

BETTY C. KINNEY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 24th day of April, 2013, before me personally appeared Betty C. Kinney, to me known to be the person described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be her free act and deed.

Witness my hand and official seal.

My Commission Expires: 3-7-2017

JAMIE L. TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

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WARRANTY DEED

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