ADDRESS NEW OWNER:
Madeleine Wyatt

2825 Twin Lawn Drive
Nashville, TN 37214

BILL GARRETT, Davidson County
Trans:T20130036007 DEEDWARR
Recvd: 05/01/13 12:09 2 pgs
Fees:13.00 Taxes:536.50
20130501-0043626

SEND TAX BILL TO:
Prime Lending, A Plainscapital Company
18111 Preston Road, Ste 900
Dallas, TX 75252
MAP & PARCEL NOS.:
09613010300

This instrument prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Michael A. St. Croix, unmarried** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Madeleine Wyatt and Michael Wyatt, wife and husband** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 150 on the Plan of Twin Lawn Subdivision, of record in Book 2331, Page 9, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Michael A. St. Croix, unmarried, from Claudette F. Decker (F/K/A Claudette F. Austin) by Warranty Deed recorded on January 18, 2008, in Instrument No. 20080118-0005973, Register's Office for Davidson County, Tennessee.

MSC

This is property with a common address of **2825 Twin Lawn Drive, Nashville, TN 37214**.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year being prorated and payment of same being assumed by the Grantees; (2) The Plan of Record in Book 2331, Page 9, said Register's office and all matters therein.

MSC

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and Interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 30th day of April, 2013.

Michael A. St. Croix

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Michael A. St. Croix** , with whom I am personally acquainted, or who 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 office this **30th** day of **April 2013.**

Notary Public
My Commission Expires: 3-7-2017

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

File No. 1304-070

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater for this transfer is $145,000.00.

Affiant

Subscribed and sworn before me this 30th day of April, 2013.

Notary Public
My Commission Expires: 10/14/15

ELIZABETH MARGUERITE FORTIER ★ MONTGOMERY COUNTY ★ STATE OF TENNESSEE NOTARY PUBLIC