BILL GARRETT, Davidson County
Trans:T20130042819 DEEDWARR
Recvd: 05/22/13 13:28 2 pgs
Fees:13.00 Taxes:501.35
20130522-0051757

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 135,500.00

Cari Tidd
Affiant

Subscribed and sworn to before me, this 17day day of May, 2013.

Dana Delworth
Notary Public

My commission expires: 10/18/16

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURETITLE SERVICES, LLC
640 BROADMOR BLVD., STE. 100
MURFREESBORO, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
ANN L. THOMAS	SWBC Mortgage Corporation	**06103001100**
907 JOYCE LANE	9311 San Pedro Avenue, Suite 100	
NASHVILLE, TN 37216	San Antonio, TX 78257	

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 ACKNOWLEDGE, WE,

CYNTHIA JONES

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

ANN L. THOMAS, UNMARRIED

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 73 on the Plan of Section Two, Gra-Mar Acres of record in Book 2133, Page 74, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

BEING THE SAME PROPERTY CONVEYED TO JOHN MICHAEL KROUSKOP, AN UNMARRIED MAN, BY WARRANTY DEED FROM JAMES M. WOODROOF AND WIFE, JENNIFER WOODROOF, DATED 03/28/2008 RECORDED ON 03/31/2008 IN INSTRUMENT NO. 20080331-0031651 SAID REGISTER'S OFFICE FOR SAID COUNTY.

JOHN MICHAEL KROUSKOP HAVING SINCE DIED ON OCTOBER 13, 2012 AND BEQUEATHED SAID PROPERTY TO CYNTHIA JONES BY LAST WILL AND TESTAMENT FILED FOR RECORD ON JANUARY 3, 2013 IN DOCKET NO. 13P8 IN THE SEVENTH CIRCUITCOURT OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (_____) property known as 907 JOYCE LANE, NASHVILLE, TN 37216.

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 in 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/our hand(s) this 17th day of May 2013.

CYNTHIA JONES
BY DAVID CYPRESS, ATTORNEY IN FACT

STATE OF TENNESSEE
COUNTY OF ~~RUTHERFORD~~ Davidson

Personally appeared before me, a Notary Public of said County and State, DAVID CYPRESS the within named Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), on behalf of CYNTHIA JONES and acknowledged he executed the same as free act and deed of said CYNTHIA JONES.
Witness my hand, at office, this 17th day of May, 2013.

Notary Public

Anna E. Rowland
STATE OF TENNESSEE NOTARY PUBLIC
Rutherford County

My Commission Expires: 8.16.14