BILL GARRETT, Davidson County
Trans:T20130044917 DEEDWARR
Recvd: 05/30/13 10:29 2 pgs
Fees:13.00 Taxes:684.50
20130530-0054338

BOX 50-B
PREPARED BY: BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203
RETURN TO:

WARRANTY DEED

G-RR-13-7265

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00

Affiant

Subscribed and sworn to before me, this 24th DAY OF May, 2013

Notary Public

MY COMMISSION EXPIRES: 1-9-16
(AFFIX SEAL)

JAMES A. WAECHTER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
Matthew B. Joy	New Penn Financial (NAME)	
7265 Green Meadows Lane (ADDRESS)	P.O. Box 7243 (ADDRESS)	
Nashville, TN 37221 (CITY) (STATE) (ZIP)	Philadelphia PA 19176-6243 (CITY) (STATE) (ZIP)	142-10-0 124.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we REBECCA EDEN BILBREY AND HUSBAND, PAUL GROSS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MATTHEW B. JOY AND AMY OLIVER JOY, HUSBAND AND WIFE , hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 51, SECTION TWO, GREEN MEADOWS, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 5210, PAGE 37, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO REBECCA EDEN BILBREY BY WARRANTY DEED FROM JOHN J. BOND, AN UNMARRIED PERSON, RECORDED ON THE 7TH DAY OF MAY, 2004 IN INSTRUMENT NO. 20040507-0052128, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

REBECCA EDEN BILBREY NOW MARRIED. PAUL GROSS, SPOUSE OF REBECCA EDEN BILBREY, JOINS IN THIS CONVEYANCE TO CONVEY ANY AND ALL MARITAL INTEREST HE MAY HAVE TO SAID PROPERTY.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2013 AND SUBSEQUENT YEARS; ALL MATTERS SET FORTH IN THE PLAN OF RECORD IN PLAT BOOK 5210, PAGE 37; RESTRICTIVE COVENANTS OF RECORD IN BOOK 5376, PAGE 552 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved (X) property, known as 7265 Green Meadows Lane, Nashville, Tennessee 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 24th day of May, 2013.

Rebecca Eden Bilbrey

Paul Gross

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Rebecca Eden Bilbrey and Paul Gross, the within named bargainor, 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 the 24th day of May, 2013.

Notary Public

My Commission Expires: 5-2014

(SEAL)



RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903