THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Davidson
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 410 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 136,000.00. Affiant
Return to: **Foundation Title and Escrow, LLC.** **2672 N. Mt. Juliet Rd.** **Mt. Juliet, TN 37122**	SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE _____ DAY OF MAY, 2013. Notary Public MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

KAREN L. TRUSTY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 6-23-2016

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John William Robinson	New Owner	MAP 42-7
616 Ronnie Road		PARCEL 091.00
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, I, **Dora R. Croce, a single person**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **John William Robinson and Nancy Elizabeth Kee**

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 No. 102 on the Plan of Section I, Madison Meade, of record in Plat Book 2854, Page 2, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Alexander B. Croce and wife, Dora R. Croce by Deed from E. Graves Pate and wife, Frieda H. Pate, of record in Book 3026, page 158, Register's Office for Davidson County, Tennessee, dated December 11, 1959 and recorded on January 22, 1960. The said Alexander B. Croce died on October 28, 2008, leaving his wife, Dora R. Croce as the surviving tenant by the entirety.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **616 Ronnie Road, Madison, TN 37115.**

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 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 our hands this the 24th day of May, 2013.

Dora R. Croce by Joan Croce Grim, Attorney-in-Fact

Dora R. Croce by Joan Croce Grim, Attorney-in-Fact

BILL GARRETT, Davidson County
Trans:T20130046407 DEEDWARR
Recvd: 06/04/13 11:45 2 pgs
Fees:13.00 Taxes:503.20

20130604-0056295

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Joan Croce Grim** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of **Dora R. Croce**, as her Attorney in Fact, as the free act and deed of the within named **Dora R. Croce**. POA of record Inst# 20130604005629 4 Reg Office of Davidson Co TN

Witness my hand and official seal this the 24th day of May, 2013.

My Commission expires 1-9-16

Notary Public

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