Return To:
McCann, Hubbard & Solomon
1804 Williamson Ct., Ste 201
Brentwood, TN 37027
615-377-3319

BILL GARRETT, Davidson County
Trans:T20130049488 DEEDWARR
Recvd: 06/12/13 15:45 2 pgs
Fees:13.00 Taxes:1110.00
20130612-0060056

State of Tennessee)
County of ~~Davidson~~) Williamson

DH

The actual consideration or value, whichever is greater, for this transfer is $300,000.00.

Affiant

Subscribed and sworn to before me, this 31st day of May, 2013.

Notary Public:

My Commission Expires: 9-5-2016

DANIEL HEARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

Name and Address of New Owner:	Send Tax Bills To:	Map/Parcel Number:
Alece N. Ronzino 1027 McClurkin Avenue Nashville, TN 37206	New Owner	07213006900

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Stacy K. Price and husband, Jay Price, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Alece Ronzino, a single person and Joseph Ronzino, a married man, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being the easterly 50 feet of Lot No. 96 on the plat of Trevecca Subdivision of Renraw of record in Plat Book 421, Pages 72 and 73, Register's Office of Davidson County, Tennessee. Said part of Lot No. 96 fronts 50 feet on the northerly side of McClurkan Avenue and runs back between parallel lines with the easterly margin of Trevecca Avenue, 155 feet to an ally.

Being the same property conveyed to Stacy K. Price and husband, Jay Price from Stacy K. Price, formerly known as, Stacy K. Jacob, by QuitClaim Deed dated July 24, 2012, recorded in Instrument No. 20120727-0066535, Register's office of Davidson County, Tennessee. Previously conveyed to Stacy K. Jacob, unmarried from PinPoint Properties, LLC by Warranty deed dated February 16, 2010, recorded in Instrument No. 20100223-0013717, Register's office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.
Taxes and assessments for the year 2013 and subsequent years.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as: 1027 McClurkin Avenue, Nashville, TN 37206

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. Grantors covenant with said Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and encumbrances of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Witness my/our hand(s) this the 31st day of May, 2013.

Stacy K. Price **Jay Price**

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 Stacy K. Price and Jay Price, the bargainor(s), 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 31st day of May, 2013.

Commission Expires: 5/4/15

JANIS ADAMS NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

Notary Public:

This Instrument Prepared By:

Highland Title, LLC
The House of Cash Building
700 Johnny Cash Pkwy, STE 201
Hendersonville, TN 37075