BILL GARRETT, Davidson County
Trans:T20130059800 DEEDWARR
Recvd: 07/15/13 08:36 2 pgs
Fees:13.00 Taxes:403.30
20130715-0072606

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Jane M. Procise
2110 Crystal Drive
Nashville, TN 37210

MORTGAGEE
None

SEND TAX BILLS
New Owner

MAP-PARCEL:
MAP 095-14-0
PARCEL 007.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Polly Roselle Loftis, unmarried,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Jane M. Procise, 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 No. 144 on the Map of Elm Hill Acres, Section No. 1, of record in Book 2331, Page 67, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to U. L. Loftis and wife, Polly Roselle Loftis, by Warranty Deed from Holiday Homes, Inc., dated July 13, 1956, and filed of record in Book 2546, Page 165, Register's Office for Davidson County, Tennessee. The said U. L. Loftis has since died leaving the said Polly Roselle Loftis as the surviving tenant by the entirety.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Book 2442, Page 464; easements, covenants conditions and all matters and notes as shown on the plan of record in Book 2331, Page 67, Register's Office, Davidson, County, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantee.

This is improved property known as **2110 Crystal Drive Nashville, TN 37210.**

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 21st day of May, 2013.

Polly Roselle Loftis

Polly Roselle Loftis

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Polly Roselle Loftis, unmarried, 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 21st day of May, 2013.

NOTARY PUBLIC

My Commission Expires: 1.5.16

DEAN ROBINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF Tennessee
COUNTY OF Wilson

The actual consideration or value, whichever is greater for this transfer is $109,000.00.

AFFIANT

Subscribed and sworn to before me this 21st day of May, 2013.

NOTARY PUBLIC

My Commission Expires: 1.5.16

DEAN ROBINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY