RETURN TO
ROBERT L. SCRUGGS ATTORNEY
2525 21ST AVE. S, 2ND FLOOR
NASHVILLE, TENNESSEE 37212

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130089129 DEEDWARR
Recvd: 10/16/13 12:28 2 pgs
Fees:13.00 Taxes:347.80
20131016-0108060

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $94,000.00.

Affiant

Subscribed and sworn to me on October 14, 2013.

NOTARY PUBLIC
My Commission Expires: 5-2-2016

Angela K. Robertson
State of Tennessee Notary Public
Williamson County

THIS INSTRUMENT WAS PREPARED BY:
Community Title Company, LLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Haley Price 2105 Scott Avenue Nashville, TN 37206	Franklin American Mortgage Company 501 Corporate Centre, Ste 400 Franklin, TN 37067	072-15-0-006.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Dorris J. Rice (aka Doris J. Rice), unmarried, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Haley Price, unmarried, hereinafter called **"GRANTEE,"** her successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being the Southerly one-half of Lot No. 7 on the unrecorded plan of G. A. Pickup's Subdivision of certain Lots of the Belle Forest Subdivision, as of record in Book 547, Page 22, Register's Office for Davidson County, Tennessee.
>
> Said part of Lot No. 7 fronts 50 feet on the Easterly side of Scott Avenue and extends back 218 feet on the Southerly side and 219 feet, more or less, on the Northerly line to a dead line measuring 50 feet thereon.
>
> Being the same property conveyed by Quitclaim Deed from Elbert Leon Rice to Dorris J. Caruthers Rice as recorded on the 17th day of January, 1992 in Deed Book 8531, Page 134, Register's Office of Davidson County, Tennessee.
>
> The property being conveyed is also known as 2105 Scott Avenue; Nashville, Tennessee 37206.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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, her successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE they 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 GRANTOR does further covenant and bind themselves, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her successors 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.

Dorris J. Rice by Brenda Zitzman, her Attorney-in-fact

her Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, John Cobb Rochford, Notary Public, in and for said County and State, Brenda Zitzman, with whom I am personally acquainted (or who has proved to me on the basis of satisfactory evidence to be the person herein described), and who acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the "attorney-in-fact" for Doris J. Rice or a constituent of Doris J. Rice and is authorized by Doris J. Rice or by his/her constituent, the constituent being authorized by Doris J. Rice to execute this instrument on behalf of Doris J. Rice.

Witness my hand, at office, this 14th day of October, 2013.

My Commission Expires: 1/6/15

Notary Public

