13-1-292

Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

BILL GARRETT, Davidson County
Trans:T20130089464 DEEDWARR
Recvd: 10/17/13 10:57 1 pgs
Fees:13.00 Taxes:347.43
20131017-0108501

WARRANTY DEED

PRICE-H13215

STATE OF Tennessee
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $93,900.00

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 15th DAY OF October, 2013.

(Affix Seal) Notary Public

My Commission Expires: _____

SUZANNE THOMAS NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY My Commission Expires April 18, 2015

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
PROPERTY TITLE SERVICES, LLC
1311 Indian Lake Road, Suite 208
Hendersonville, TN 37075 (615-264-8727)

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Nicholas D. Price , unmarried	Franklin American Mtg.	120.01-0-058.00
1215 Catina Drive	501 Corporate Centre Dr. #400	
Nashville, TN 37217	Franklin TN 37067	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, TIFFANY D. EARNEST, AN UNMARRIED WOMAN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto NICHOLAS D. PRICE , UNMARRIED, 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 No. 28 on the Map of Miro Meadows, First Addition, as of record in Book 1424, Page 106, Register's Office for said County, to which plan reference is hereby made for a complete and accurate description.

Being the same property conveyed to Tiffany D. Earnest, an unmarried woman by deed from Elizabeth A. Howard Synder, married of record at RB 200811120112133, recorded on 11/12/2008, Register's Office for Davidson County, Tennessee.

Subject to restrictive Covenants of record in Book 1710, Page 183, said Register's office, including any revisions/amendments/corrections recorded.

( ) unimproved
This is (X) improved property known as 1215 Catina Drive, Nashville, Tennessee 37217 .

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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 15th day of October, 2013 :

Tiffany D. Earnest

STATE OF Tennessee
COUNTY OF SUMNER

Personally appeared before me, Rhonda M Schneider, a Notary Public in and for said County and State, the within named TIFFANY D. EARNEST, AN UNMARRIED WOMAN, the bargainor(s), 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 for the purposes therein contained. Witness my hand and official seal at Sumner County, Tennessee, this 15th day of October, 2013.

Notary Public

My Commission Expires: _____

RHONDA M. SCHNEIDER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

MY COMMISSION EXPIRES: June 22, 2015