Realty Title and Escrow Co., Inc.
1285 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122

BILL GARRETT, Davidson County
Trans:T20140019780 DEEDWARR
Recvd: 03/25/14 11:09 2 pgs
Fees:13.00 Taxes:658.60
20140325-0024368

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT-140300035

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$178,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 24th day of MARCH, 2014

Notary Public

MY COMMISSION EXPIRES: 6/23/14

JUDY J. LEWIS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY My Commission Expires June 23, 2014

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MACEY NOSBISCH 1131 MCALPINE AVE. NASHVILLE, TN 37218	US BANK N.A. PO Box 20005 OWENSBORO, KY 42304	061-11-0-0256.00

FOR AND IN 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, WE,

KRYSTAL PAIGE CRUSE, A SINGLE WOMAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

MACEY NOSBISCH, A SINGLE WOMAN

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 part of Lot No. 7 on the Plan of Kennedy and Graves Plan of Monte Vista, of record in Book 421, Page 143, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 7 fronts 60 feet on McAlpine Avenue and runs back between parallel lines 175 feet to a dead line, said part of Lot No. 7 being parallel to and fifty feet east of the common line between Lots Nos. 5 and 7 on said Plan of Monte Vista.

BEING the same property conveyed to Krystal Paige Cruse, a single woman, by Warranty Deed from The 1131 McAlpine Avenue Trust, First Jordan, LLC, as Trustee, dated 3/4/11 and recorded 6/3/11 in Instrument No. 20110603-0042534, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the 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 government and zoning regulations.

This is improved (X) property known as **1131 MCALPINE AVE., NASHVILLE, TN 37218**
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 24th day of MARCH, 2014.

KRYSTAL PAIGE CRUSE

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 KRYSTAL PAIGE CRUSE 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 at Nashville, Tennessee this 24th day of MARCH, 2014.

Commission Expires:_____

Notary Public

GAIL C. VICTORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
September 9, 2014