WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150109635 DEEDWARR
Recvd: 12/29/15 14:07 2 pgs
Fees:13.00 Taxes:1272.80

20151229-0130637

Y-CF-15-1105-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $344,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF DECEMBER, 2015.

Notary Public

MY COMMISSION EXPIRES: 11/18/16

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Patrick R. Price and Lissa Price	new owner	
(NAME)	(NAME)	**131-12-057.00**
1105 Biltmore Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204-4123		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **RALPH WAYNE PRICE AND WIFE, CRISTEN M. PRICE,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **PATRICK R. PRICE AND LISSA PRICE, HUSBAND AND WIFE,** 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. 16 on the Plan of Battery Park, of record in Plat Book 1130, Page 103, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to William Anderson Little, and wife, Kirsten Deitelhoff by Warranty Deed from Benjamin J. Coons and wife, Tracy E. Coons, of record in Instrument No. 20090605-0052394, Register's Office for Davidson County, Tennessee, dated June 04, 2009 and recorded on June 05, 2009.

Being the same property conveyed to Ralph Wayne Price and wife, Cristen M. Price by Warranty Deed from William Anderson Little and Kirsten Deitelhoff, of record in Instrument No. 20140204-0009776, Register's Office for Davidson County, Tennessee, dated February 03, 2014 and recorded on February 04, 2014.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 1130, Page 103, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1105 Biltmore Drive , Nashville, Tennessee 37204-4123**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 28th DAY OF DECEMBER, 2015.

Ralph Wayne Price

Ralph Wayne Price

Cristen M. Price

Cristen M. Price

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RALPH WAYNE PRICE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th of December, 2015.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CRISTEN M. PRICE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th of December, 2015.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212