WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160010279 DEEDWARR
Recvd: 02/08/16 08:44 2 pgs
Fees:13.00 Taxes:925.00
20160208-0011612

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 5th DAY OF FEBRUARY, 2016.

Notary Public

MY COMMISSION EXPIRES: 10/18/16
(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Daniel W. Locke and Taylor H. Locke	new owner	
(NAME)	(NAME)	146-04-0-013.00
4721 Timberhill Court		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **RICHARD B. PRICE, MARRIED AND MARY K. BIXLER, MARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DANIEL W. LOCKE AND TAYLOR H. LOCKE, HUSBAND AND WIFE,** 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 788, SECTION 13, CALDWELL HALL, as shown on plat of record in Plat Book 3300, Page 66, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Richard B. Price, and Mary K. Bixler and Ralph A. Price (as to a Life Estate) by QuitClaim Deed from Ralph A. Price, as recorded on the 8th day of October, 2007 in Instrument No. 20071008-0119508, said Register's Office and Power of Attorney of record in Instrument No. 20160208-0011611 said Register's Office; and Warranty Deed to Ralph A. Price and wife, Mary B. Price from Andrew Ewing, Trustee, as recorded on the 12th day of July, 1962 in Deed Book 3576, Page 631, in the Register's Office of Davidson County, Tennessee. Ralph A. Price has since died on November 12, 2008.

This was never the principal place of residence for the Grantors.

This conveyance is subject to 2016 Real Property taxes; all matters appearing on the plan of record in Plat Book 3300, Page 66, said Register's Office; and restrictive covenants of record in Book 1788, Page 108, Book 3339, Page 208 and Book 3435, Page 357, said Register's Office.

This is unimproved _ improved x property, known as 4721 Timberhill Court, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 5th day of February, 2016

Richard B. Price

RICHARD B. PRICE

Mary K. Bixler

MARY K. BIXLER

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 Richard B. Price and Mary K. Bixler, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 5 day of February, 2016.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 5, 2019