# WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160019265 DEEDWARR
Recvd: 03/09/16 10:12 2 pgs
Fees: 13.00 Taxes: 2257.00
20160309-0022502

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $610,000.00

Florence Aileen McC
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of March, 2016

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

ROBERT L. SCRUGGS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires May 4, 2017

**THIS INSTRUMENT WAS PREPARED BY**
Robert L. Scruggs, Attorney
2021 Richard Jones Road, Suite 220, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS: |
|---|---|---|
| Florence Aileen McCormick | Same As New Owner | Map 130-9 |
| (NAME) | (NAME) | |
| 905 Riverbend Road | | Parcel 95.00 |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37221 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **John Virostko and Adrienne Dula, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Florence Aileen McCormick,** 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 3 of Block 5, on the Plan of The Highlands of Bellemeade of record in Book 547, Page 180, Register's Office for said County, to which plan reference is hereby made for a more complete description.**

**Being the same property conveyed to John Virostko and wife Adrienne Dula by Warranty Deed, from Ray L. Paschall, married, filed for record in Instrument number 20131216-0126945, Register's Office for Davidson County.**

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to: (a) 2016 real property taxes which have been paid and prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 547, page 180, said Register's Office.

unimproved ☐

This is improved ☑ property, known as 220 Page Rd., Nashville, TN 37206
(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/our hands this 3rd day of March, 2016.

John Virostko

Adrienne Dula

State of Texas
County of Travis

Personally appeared before me John Virostko and Adrienne Dula, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 3rd day of March, 2016

Notary Public

My Commission Expires: 6/20/2016

File No.: 36438

NOTARY PUBLIC STATE OF TEXAS

RAUL RANGEL II
My Commission Expires
June 20, 2016