WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$418,070.00**

Affiant

Subscribed and sworn to before me, this 24th day of May, 2018.

Notary Public

MY COMMISSION EXPIRES: 07/06/20
(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

Bill Garrett Davidson County
Batch# 97225 DEEDWARR
05/25/2018 03:38:29 PM 2 pgs
Fees: $13.00 Taxes: $1,546.86

20180525-0050571

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS OF NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Ron Rice 2512 Stones River Court Nashville, TN 37214	New Owner	073-16-0078.00

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, **Sheila H. Joyce and husband, John Michael Joyce**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Ron Rice and Pamela Rice, husband and wife**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of Two Rivers Subdivision, of record in Book 3600, page 65, and amended in Book 3795, page 799, 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 Sheila R. Hancock by Warranty deed from Glenn Henderson and wife, Nancy B. Henderson, of record in Instrument No. 20100120-0005032, Register's Office for Davidson County, Tennessee, dated January 14, 2010 and recorded on January 20, 2010; and further

Being the same property conveyed to Sheila H. Joyce and husband, John Michael Joyce by Quitclaim deed from Sheila R. Hancock nka Sheila H. Joyce, of record in Instrument No. 20141017-0095968, Register's Office for Davidson County, Tennessee, dated October 14, 2014 and recorded on October 17, 2014.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 2512 Stones River Court, Nashville, Tennessee 37214

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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 4-BR-18-2512

Witness my/our hand(s) this 24th day of May, 2018.

Sheila H. Joyce

John Michael Joyce

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Sheila H. Joyce and John Michael Joyce with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Nashville, Tennessee, on this the 24th day of May, 2018.

Notary Public

My Commission Expires: 1/6/2020

CRAWFORD NOTARY PUBLIC AT LARGE STATE OF TENNESSEE