WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/28/01 12:51 2pgs
Fees:13.00 Taxes:545.16

20010928-0105076

REBECCA HUDSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.
My Commission Expires April 10, 2004

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $147,340.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF SEPTEMBER, 2001.

Notary Public

MY COMMISSION EXPIRES: April 10, 2004.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title of Hendersonville
d/b/a Services Management Co. of Tennessee
181 East Main Street, Suite 3
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
C. Brian Ross	National Bank of Commerce	64 21
(NAME)	(NAME)	
404 N. Cameron Court	115 29th Avenue South	
(ADDRESS)	(ADDRESS)	
Hermitage, Tennessee 37076	Nashville Tennessee 37212	
(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, Mark T. Brown and wife, Ginger G. Brown , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO C. Brian Ross and Rebecca L. Ross, 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:

Being Lot No. 2320 on the Plan of Lake Forest Estates, Phase 23, as of record in Plat Book 21, Page 53, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Mark Brown by deed from Mortgage and Trust, Inc. of record in Deed Book 7906, page 704, Register's Office for said County.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is subject to Restrictive Covenants of record in Deed Book 6777, page 453 corrected in Book 6783, page 805 and Amended and Restated in Book 7189, page 553, Register's Office for said County.

unimproved ☐

This is improved ☒ property, known as 404 N Cameron Court, Hermitage, TN 37076

(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 hand(s) this 25th day of September, 2001.

Mark T. Brown

Ginger G. Brown

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 Mark T. Brown and wife, Ginger G. Brownthe bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 9/25/2001

My Commission Expire:4/10/2004

REBECCA HUDSON
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENN.
My Commission Expires
April 10, 2004

File Number2109029
RETURN TO:
Cumberland Title of Hendersonville
d/b/a Services Management Co. of Tennessee
181 East Main Street, Suite 3
Hendersonville, TN 37075