(1)

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$77,500.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF March, 2004.

Notary Public

MY COMMISSION EXPIRES: 12/13/06
(AFFIX SEAL)

M. DANIEL HARNESS NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 03/24/04 10:51 3pgs
Fees:18.00 Taxes:286.75
20040324-0033190

THIS INSTRUMENT WAS PREPARED BY
Franklin Title & Escrow, LLC, 137 Third Ave. N, Franklin, TN, 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Greg J. Gross	Greg J. Gross	72-4-170
(NAME) 1511 Golf Street	(NAME) 1511 Golf Street	
(ADDRESS) Nashville, TN 37216	(ADDRESS) Nashville, TN 37216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, I/WE,

Barbara A. Westbrook

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Greg J. Gross and wife, Deborah L. Gross,

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SEE ATTACHED EXHIBIT A

The property described herein is subject to any declarations, covenants, conditions, restrictions and/or easements as of record in said Register's Office, as well as the following restrictions, if any: 2004 taxes and all subsequent years are a lien but not yet due and payable.

2002 County taxes have been paid in the amount of $901.85.

Any and all matters as shown on the plan of record in Plat Book 1130, page 1, Register's Office for Davidson County, Tennessee.

All easements, restrictions, and other matters of record in said Register's Office.

unimproved ☐

This is improved ☒ property, known as 1511 Golf Street, Nashville, TN 37216
(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 15th day of March, 2004.

Barbara A. Westbrook

STATE OF Tennessee

COUNTY OF Williamson

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

Witness my hand and official seal at office this 15th day of March, 2004.

Commission expires: 12/13/04

Notary Public

M. DANIEL HARNESS
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

EXHIBIT A

BEING the southerly 50 feet of the westerly part of Lot No. 11 and the northerly 20 feet of the westerly part of Lot No. 12 of Block A on the Plan of Inglewood Terrace, of record in Book 1130, page 1, Register's Office for Davidson County, Tennessee.

SAID parts of said lots adjoin and front together 70 feet on the easterly side of Golf Street and runs back between parallel lines 150 feet to a dead line.

Being the same property conveyed from Sheree L. Johnson to Barbara A. Westbrook by deed dated and filed for record in Book 10265, page 735, Register's Office for Davidson County, Tennessee.