WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$114,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **13TH DAY OF APRIL, 2005.**

Notary Public

MY COMMISSION EXPIRES: **July 19, 2008.**

(AFFIX SEAL)

JUSTIN TAYLOR
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires July 19, 2008

THIS INSTRUMENT WAS PREPARED BY
ESQUIRE TITLE & ESCROW, INC., 30 Burton Hills Blvd. Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JASON R. ROSS	DECISION ONE MORTGAGE COMPANY LLC	**102-3-32**
(NAME)	(NAME)	
409 STARLINER COURT	6060 J.A. JONES DRIVE, SUITE 1000	
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37209	CHARLOTTE, NC 28287	
(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, **KAREN DAYE, MARRIED DANA DEMOSS, a single person TERRY DEMOSS, MARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JASON R. ROSS AND WIFE, PAIGE ROSS,** 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 NO. 1031 ON THE PLAN OF CHARLOTTE PARK, SECTION 13 OF RECORD IN BOOK 2900, PAGES 142 AND 143 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO TERRY DEMOSS, DANA DEMOSS, AND KAREN DAYE, AS STATED BY AFFIDAVIT OF HEIRSHIP OF RECORD IN INSTRUMENT NO. 20040923-0114477 DATED AUGUST 18, 2004 AND RECORDED SEPTEMBER 23, 2004 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO JOSEPH DEMOSS AND WIFE, EDNA C. DEMOSS BY DEED FROM GEORGE GIANIKAS AND WIFE, MARY ELLEN GIANIKAS OF RECORD IN BOOK 3339, PAGE 45, DATED FEBURARY 6, 1974 AND RECORDED FEBRUARY 15, 1974 REGISTER'S OFFICE FOR SAID COUNTY.

unimproved ☐

This is improved ☒ property, known as **409 STARLINER COURT, NASHVILLE, TN 37209**

(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 **our hands** this **13th day of April, 2005.**

Terry L. DeMoss Karen Daye Dana W Daye

TERRY DEMOSS **KAREN DAYE**

DANA DEMOSS

Davidson County DEEDWARR
Recvd: 04/19/05 12:10 2 pgs
Fees:13.00 Taxes:421.80

20050419-0043412

STATE OF **TENNESSEE**

COUNTY OF **DAVIDSON**

Before me, the undersigned, of State and County aforesaid, personally appeared **KAREN DAYE, MARRIED, DANA DEMOSS, A SINGLE PERSON AND TERRY DEMOSS, MARRIED** with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be the persons who executed the fore going instrument for the purpose there in contained, and that they executed the same as their act and Deed.

Witness my hand and official seal at **Nashville**, Tennessee this **13th day of April, 2005.**

Commission expires: **July 19, 2008**

JUSTIN TATUM Notary Public

JUSTIN TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.