WARRANTY DEED

FILE BOX 19B
05-08-041

State of Tennessee)
County of Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $102,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 7th day of September, 2005

Notary Public

My Commission Expires: 03/31/07 (AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 09/13/05 12:16 2 pgs
Fees:13.00 Taxes:380.73

20050913-0109940

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 761 Old Hickory Blvd., Suite 301, Brentwood, TN 37027

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
TIMOTHY S. ROSS AND WIFE, MARTHA STEWART GRACE ROSS	"NEW OWNER"	115-09-0-A
(NAME) 804 Saussy Court	(NAME) 805 Bresslyn Rd.	21.00CO
(ADDRESS) Nashville, TN 37205	(ADDRESS) Nashville, TN	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **OLD HICKORY REAL ESTATE PARTNERS, A TENNESSEE GENERAL PARTNERSHIP**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **TIMOTHY S. ROSS AND WIFE, MARTHA STEWART GRACE ROSS**, hereinafter called the Grantee(s), its successors 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. 21 on the Plan of Woods of West Meade, a Planned Unit Development of record in Instrument No. 20031027-0157620, said 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 OLD HICKORY REAL ESTATE PARTNERS, A TENNESSEE GENERAL PARTNERSHIP, composed of Carmichael & Carmichael, Inc. and TMH Partnership, a partnership composed of Tom M. Hudson, Sr. and Tom M. Hudson, Jr., by Deed from G. WILLIAM DAVIS, TRUSTEE, with full power to see of record in Book 6732, Page 868 and by deed from MARY S. SIEGRIST MCCORD, WARREN B. SLOAN II, JOHN W. NOLAN III, VON STANFORD SLOAN AND JOHN W. NOLAN III, Co-Trustees with power of sale, under the Will of Dorothy S. Nolan, Deceased, of record in Book 6736, Page 472, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Restrictive Covenants/Declaration of Covenants, Conditions, and Restrictions and By-Laws contained in Instrument No. 20030924-0141426, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

BEING unimproved ☒
Improved ☐ property known as: 804 Saussy Court, Nashville, TN, 37205.

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF, its hands, this 7th day of September, 2005

OLD HICKORY REAL ESTATE PARTNERS,
A TENNESSEE GENERAL PARTNERSHIP

By: _____
OLIVER C. CARMICHAEL, III, AUTHORIZED AGENT

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **OLIVER C. CARMICHAEL**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be the AUTHORIZED AGENT of **OLD HICKORY REAL ESTATE PARTNERS, A TENNESSEE GENERAL PARTNERSHIP,** the within named bargainor(s), a Tennessee GENERAL PARTNERSHIP, and that he as such Authorized Agent, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the General Partnership by himself as such officer.

Witness my hand and official seal at Brentwood, Tennessee, this 7th day of September, 2005.

My Commission Expires: 03/31/07

_____
Notary Public

PETER WEISS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.