BOX 50-B

~~PREPARED BY:~~ RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE TN 37203

Davidson County DEEDWARR
Recvd: 05/19/06 12:20 2 pgs
Fees:13.00 Taxes:1350.50
20060519-0059157

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $365,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of May, 2006.

Notary Public

MY COMMISSION EXPIRES: September 30, 2009.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mitchell A. Watts, Attorney at Law, 2400 Crestmoor Road Suite 102, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP
Jason Ross	Jason Ross	104-16-0
1909 Beechwood Avenue	1909 Beechwood Avenue	GROUP
Nashville, Tennessee 32712	Nashville, TN 37212	PARCEL 236.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ***** Three Hundred Sixty Five Thousand Dollars and Zero Cents ($365,000.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Robert A. Grummon, Jr. and wife, Leah J. Grummon, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Jason Ross and wife, Courtney 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.

BEING the easterly one-half of Lot No. 221 on the Plan of Belmont Land Company's Plan of Lots called "Belmont Heights" as of record in Book 421, page 34, Register's Office for Davidson County, Tennessee.

SAID east half of Lot No. 221 fronts 50.0 feet on the south side of Beechwood Avenue and runs back between parallel lines 175.0 feet to an alley.

BEING the same property conveyed to Robert A. Grummon, Jr. and wife, Leah J. Grummon, by deed dated November 24, 1997, from Kathleen A. Jones, married, of record in Book 10704, page 365, in the Register's Office for Davidson County, Tennessee.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all matters shown on the plan of record and the property taxes for the current year which have been prorated between the parties herein and assumed by the Grantees herein.

This is:

unimproved ☐

improved ☒ property known as 1909 Beechwood Avenue, Nashville, Tennessee 37212

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 18th day of May, 2006.

Robert A. Grummon, Jr.

Leah J. Grummon

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Mitchell A. Watts, a Notary Public in and for said County and State, the within named Robert A. Grummon, Jr. and Leah J. Grummon, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 18th day of May, 2006.

Commission expires: September 30, 2009

Mitchell A. Watts Notary Public

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY