Davidson County DEEDWARR
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Fees:13.00 Taxes:8010.50

20070702-0078729

WARRANTY DEED

RACHEL WILSON NOTARY PUBLIC DAVIDSON COUNTY, TN Commission Expires January 2, 2011

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,765,000.00

Affiant

Subscribed and sworn to before me, this 29th DAY OF June, 2007.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

JFR-07-4420

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS (NAME)	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Jay Hardin Ross	Jay Hardin Ross	
4420 Gerald Place (ADDRESS)	4420 Gerald Place (ADDRESS)	130-2-138
Nashville, TN 37205 (CITY) (STATE) (ZIP)	Nashville, TN 37205 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we E. BRIAN BROWN AND WIFE, VIVIAN S. BROWN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JAY HARDIN ROSS AND WIFE, ELISABETH K. ROSS, hereinafter called the Grantee(s), their heirs and assigns, that 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. 4 and Lot 5 on the Plan of A Subdivision of the South Part of Lot No. 40 in Belle Meade First Subdivision of record in Plat Book 843, Page 27, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to E. Brian Brown and wife, Vivian S. Brown by deed from Donald E. Merz and wife, Suzanne N. Merz of record in Book 7616, Page 320, Register's Office for Davidson County, Tennessee, dated July 29, 1988.

This conveyance is subject to any and all existing easements and restrictions as shown of record, including those listed in Minute Book 31, Page 108, Chancery Court for Davidson County, Tennessee and Plat Book 843, Page 27, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 4420 Gerald Place, Nashville, Tennessee 37205
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 29th day of June, 2007.

E. Brian Brown

Vivian S. Brown

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, E. Brian Brown and Vivian S. Brown, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th day of June, 2007.

Notary Public

My Commission Expires: 5/24/2008

(SEAL)

JACK F. KING, JR.
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 24, 2008

RETURN TO:
Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203
Phone: (615)515-3530