WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/09/07 09:28 2 pgs
Fees:13.00 Taxes:2294.00

20070809-0095188

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $620,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1 DAY OF AUGUST, 2007.

Notary Public

MY COMMISSION EXPIRES: 11.22.10

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jackson L. Ross III	New Owner	Map 130-11
(NAME)	(NAME)	Parcel 115
3905 Wayland Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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, **SAMUEL C. DEVANEY AND WIFE, HEATHER M. DEVANEY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JACKSON L. ROSS III AND WIFE, LAUREN R. 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. 18 on the Plan of the Resubdivision of Lots 18 and 19, Tyne Meade, Section IV, of record in Plat Book 6050, page 538, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Samuel C. Devaney and wife, Heather M. Devaney, by deed from Marcel R. Estopinal and wife, Wendy B. Estopinal, of record in Instrument #20050328-0032865, said Register's Office.

This conveyance is subject to (a) 2007 real property taxes and (b) all matters appearing on the plan of record in Book 6050, page 538, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 3905 Wayland Drive, Nashville, Tennessee 37215

(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 1 day of August, 2007.

Samuel C. Devaney

Heather M. Devaney

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Samuel C. Devaney and Heather M. Devaney, the bargainor, 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 1 day of August, 2007.

Commission expires:

JOHN GREGORY HARDEMAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY TENN Exp. 3-12-2008

Notary Public