Prepared from Information
Supplied by the Parties

THIS INSTRUMENT PREPARED BY:
BOTTORFF & KAVIN, PLC
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

WARRANTY DEED

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Address New Owner:	Send Tax Bills To:	Map-Parcel
Steven Ross	Same	151010A13600CO
3224 Newington Cove		
Antioch, TN 37013		

****

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $141,000.00.

Affiant

Subscribed and sworn to before me this 24th day of July, 2009.

Notary Public

My Commission Expires: Nov 14, 2012

R. FRANCINE KAVIN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY, TENN.

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For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Lillie M. Pate**, a single person, hereinafter called the **GRANTOR**, has bargained and sold, and by these presents do transfer and convey unto **Steven Ross**, hereinafter called the **GRANTEE**, his successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 136 on the plan of Chatham Pointe, as shown on plat of record in Plat Book 6900, pages 444, 445 and 447, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Lillie M. Pate by Taffy Van Veggel, a single woman of record in Instrument No. 20030423-0053929 and Re-Recorded in Instrument No. 20031014-0152166, said Register's Office.

This is improved property known as 3224 Newington Cove, Antioch, TN 37013.

This conveyance is subject to all restrictions of record and all matters shown on the plan of record and real property taxes for 2009.

BILL GARRETT, Davidson County
Trans:T20090053018 DEEDWARR
Recvd: 08/05/09 08:30 2 pgs
Fees:13.00 Taxes:521.70

20090805-0073228

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, forever. I covenant with said GRANTEE 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 set out herein. I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, his 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 my hand this 24th day of July, 2009.

Linda Pate Leonard Attorney in Fact

By Linda Pate Leonard, Attorney-in-Fact
For Lillie M. Pate for Lillie M. Pate

ACKNOWLEDGMENT:

STATE OF TENNESSEE }
COUNTY OF WILLIAMSON }

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Linda Pate Leonard,** with whom I am personally acquainted, and who acknowledged that she is the Attorney in Fact for **Lillie M. Pate** and that as said Attorney in Fact she executed this instrument for the purposes therein contained by signing the name of Lillie M. Pate as her free act and deed.

Witness my hand and official seal at office this 24th day of July, 2009.

My Commission expires:
Nov 14, 2012

Notary Public

R. FRANCENE KAVIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.