BILL GARRETT, Davidson County
Trans:T20090062086 DEEDWARR
Recvd: 09/10/09 10:30 3 pgs
Fees:18.00 Taxes:586.80
20090910-0084781

BOX #14A

WARRANTY DEED

G-KW-09-4608

STATE OF Tennessee G#22187-2
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $158,595.00.

Affiant

Subscribed and sworn to before me, this 8th DAY OF September, 2009.

Notary Public

MY COMMISSION EXPIRES: 2/24/13
(AFFIX SEAL)

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sheri A. Willis	Sheri A. Willis	
1146 Deer Lake Rd. (ADDRESS)	1146 Deer Lake Rd. (NAME) (ADDRESS)	
Franklin, TN 37069 (CITY) (STATE) (ZIP)	Franklin, TN 37069 (CITY) (STATE) (ZIP)	155-15-A-32.00

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 PATRICIA ROSS GREER AND ROSS MARTIN LIST, SUCCESSOR TRUSTEES OF THE SARAH B. ROSS TRUST UNDER THE TRUST AGREEMENT DATED FEBRUARY 3, 1999, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto SHERI A. WILLIS AND CHARLES J. WILLIS, JR., WIFE AND HUSBAND, 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 32 ON THE PLAT OF CORRECTION OF STONEMEADE, SECTION III, A PLANNED UNIT DEVELOPMENT, AS OF RECORD IN BOOK 7900, PAGE 478, 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 SARAH B. ROSS, UNMARRIED, BY WARRANTY DEED DATED AUGUST 15, 1995, FROM NAOMI CRAIG, UNMARRIED, OF RECORD IN BOOK 9763, PAGE 603, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. AND FURTHER CONVEYED TO SARAH B. ROSS, TRUSTEE OF THE SARAH B. ROSS TRUST, BY QUITCLAIM DEED DATED FEBRUARY 3, 1999, FROM SARAH B. ROSS, UNMARRIED, OF RECORD IN BOOK 11353, PAGE 243, SAID REGISTER'S OFFICE. THE SAID SARAH B. ROSS HAVING SINCE DIED MARCH 9, 2004. PATRICIA ROSS LIST AND ROSS MARTIN LIST ARE THE JOINTLY APPOINTED OR DESIGNATED SUCCESSOR TRUSTEES OF THE SARAH B. ROSS TRUST UNDER THE TRUST AGREEMENT DATED FEBRUARY 3, 1999, AND THE ABSTRACT OF TRUST AGREEMENT FOR SARAH B. ROSS, OF RECORD IN BOOK 11353, PAGE 245, SAID REGISTER'S OFFICE. THE SAID PATRICIA ROSS LIST IS NOW KNOWN AS PATRICIA ROSS LIST GREER.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD IN PLAT BOOK 7900, PAGE 478 AND BOUNDARY PLAT OF RECORD IN PLAT BOOK 6900, PAGE 799; COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD IN BOOK 7701, PAGE 290, BOOK 8349, PAGE 43 AND BOOK 8810, PAGE 840; BY-LAWS OF RECORD IN BOOK 7701, PAGE 331 AND BOOK 8517, PAGE 992, HOA CHARTER OF RECORD IN BOOK 7920, PAGE 728; EASEMENT FOR PUBLIC UTILITIES OF RECORD IN BOOK 9740, PAGE 967, REGISTER'S OFFICE FOR DAVIDSON COUNTY TENNESSEE.

unimproved ( )
This is improved (X) property, known as 4608 Sandy Creek Road, Nashville, Tennessee 37221
(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 31st day of August, 2009.

Patricia Ross Greer

Patricia Ross Greer, Successor Trustee of the Sarah B. Ross Trust

Ross Martin List

Ross Martin List, Successor Trustee of the Sarah B. Ross Trust

STATE OF _____
COUNTY OF _____

On this the _____ day of August, 2009, before me personally appeared Ross Martin List, Successor Trustee of the Sarah B. Ross, Trust, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the _____ day of August, 2009.

_____
Notary Public

My Commission Expires:

~~STATE OF~~ With The US Armed Forces
~~COUNTY OF~~ Undisclosed Location Southwest Asia

On this the 26th day of August, 2009, before me personally appeared ~~Patricia Ross Greer~~ Ross Martin List, Successor Trustee of the Sarah B. Ross, Trust, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 26th day of August, 2009.

Patrice R Hansen
Notary Public

PATRICE R. HANSEN, SGT, USAF
Paralegal
NOTARY PUBLIC TITLE 10 USC 1044a

My Commission Expires: N/A

NOTARY PUBLIC AUTHORIZED UNDER 10 USC SECTION 1044a
SEAL

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Patricia Ross List Greer, to me known (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official this the 8th day of September, 2009.

Mary Frances Rudy
Notary Public

My Commission Expires: 7-24-12

