# WARRANTY DEED

R-FSBO-10-0144

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $94,000.00

Affiant

Subscribed and sworn to before me, this 26th DAY OF August, 2010.

Notary Public

MY COMMISSION EXPIRES: 2014

(AFFIX SEAL)

MARY FRANCES RUDY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME) | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Stanley Craig Ross Jr. | Bancorp South Bank | |
| 144 North Timber Drive | (NAME) P.O. Box 3356 | |
| (ADDRESS) Nashville, TN 37214 | (ADDRESS) Tupelo, MS 38803-3356 | 108-7-B-44.00 CO |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we NGOC-ANH THI HOANG, A SINGLE PERSON, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto STANLEY CRAIG ROSS JR. AND EMILY JONES ROSS, HUSBAND AND WIFE , 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 UNIT 44, BUILDING C, TIMBER LAKE CONDOMINIUM, AS ESTABLISHED UNDER MASTER DEED OF RECORD IN BOOK 6549, PAGE 475, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH MASTER DEED REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID UNIT.

BEING THE SAME PROPERTY CONVEYED TO NGOC-ANH THI HOANG, A SINGLE PERSON BY WARRANTY DEED FROM ERIC S. BIVINS AND KAMI L. BIVINS, HUSBAND AND WIFE, RECORDED ON THE 15TH DAY OF JUNE, 2007 IN INSTRUMENT NO. 20070615-0072012, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2010 AND SUBSEQUENT YEARS; ALL MATTERS SET FORTH IN THE PLAT OF RECORD IN PLAT BOOK 6250, PAGE 219; BY-LAWS OF RECORD IN BOOK 6549, PAGE 520; ALL MATTERS SET FORTH IN MASTER DEED OF RECORD IN BOOK 6549, PAGE 475 AMENDED IN BOOK 6561, PAGE 141 AND BOOK 7153, PAGE 617; CHARTER OF RECORD IN BOOK 6546, PAGE 947; EASEMENTS OF RECORD IN BOOK 5856, PAGE 80, BOOK 6587, PAGE 204, BOOK 10262, PAGE 46; DEEDS TO METRO IN BOOK 7097, PAGE 154 AND BOOK 7097, PAGE 120 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )

This is improved ( X ) property, known as 144 North Timber Drive, Nashville, Tennessee 37214
(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.

BILL GARRETT, Davidson County
Trans:T20100053542 DEEDWARR
Recvd: 08/27/10 12:39 2 pgs
Fees:13.00 Taxes:347.80

20100827-0068056

Witness my/our hand(s) this 26th day of August, 2010.

Ngoc-Anh Thi Hoang

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ngoc-Anh Thi Hoang, 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 26th day of August, 2010.

Notary Public

My Commission Expires: 5-20-14

(SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

**RETURN TO:**
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903