WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$117,900.00**

Affiant

Subscribed and sworn to before me, this 10th day of November, 2010.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

JEFF FARRIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires December 8, 2013

BILL GARRETT, Davidson County
Trans:T20100072190 DEEDWARR
Recvd: 11/15/10 12:08 2 pgs
Fees:13.00 Taxes:436.23
20101115-0091239

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David Erik Ross	Guaranty Trust Company	74-12-4.00
(NAME)	(NAME)	
174 Jacksonian Drive	316 Robert Rose Drive	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Murfreesboro, TN 37129	
(CITY) (STATE) (ZIP)	(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 consideration, the receipt of which is hereby acknowledged, I/we, **Phillip Cramer, Executor of Estate of Rita Mae Stone Grote**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **David Erik Ross and wife, Angela Ross**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

LAND in Davidson County, TN, BEING Lot No. 840, on the Plan of Hermitage Hills, Section VII, of record in Book 3300, pages 62 and 63, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Rita Mae Stone, by deed dated December 1, 1982, from Shirley L. Wilkinson Kalinowski and husband, E. J. Kalinowski, of record in Book 5972, page 633, Register's Office for Davidson County, TN. Rita Mae Stone a/k/a Rita Stone Grote having since died, and by the Last Will and Testament of Rita Stone Grote, Docket No. 09-P257, Seventh Circuit Court for Davidson County-Probate Division, the Executor is authorized to sell and convey the above-described property as part of Rita Mae Stone a/k/a Rita Stone Grote's Estate.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, know as: 174 Jacksonian Drive, Hermitage, Tennessee 37076

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 my hand this 10th day of November, 2010.

Phillip Cramer, Executor of Estate of Rita Mae Stone Grote

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Phillip Cramer with whom I am personally acquainted and who upon his oath acknowledged himself to be the Executor of the Estate of Rita Mae Stone Grote, the within named bargainor, and that he as such Executor being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the Estate of Rita Mae Stone Grote by the said Phillip Cramer as such Executor.

Witness my hand and official seal at office at Goodlettsville, Tennessee, on this the 10th day of November, 2010.

Notary Public

My Commission Expires:

