WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100076666 DEEDWARR
Recvd: 12/06/10 11:13 2 pgs
Fees:13.00 Taxes:536.50
20101206-0096939

TAMMY MORRIS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF DECEMBER, 2010.

Notary Public

MY COMMISSION EXPIRES: 4/23/14
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bienvenido V. Hassell	F+M Bank	034-07A-14
(NAME)	(NAME)	
609 Glenn Circle	50 Franklin Street	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Clarksville TN 37040	
(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, Georganna Ross Husband and James Michael Edward Ross, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Bienvenido V. Hassell and Dolores M. Hassell, husband and wife, 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:

BEING Unit No. 14 on the Plan of Harbor Villages, Phase I, as of record in Book 6900, page 37, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to George E. Ross and wife, Margaret Ann Ross, as tenants by the entirety, by deed from Glenn F. Nabors and wife, Nancy A. Nabors, as of record in Book 8353, Page 879, Register's Office for Davidson County, Tennessee. Margaret Anne Ross has since died March 28, 2003, vesting sole ownership in George E. Ross as surviving tenant by the entirety. George E. Ross has since died April 4, 2010 and pursuant to the Last Will and Testament dated April 7, 2009, and order for probate only establishing muniment of title in the Seventh Circuit Court for Davidson County, Tennessee as Docket No. 10P-824, devising said property to Georganna Ross Husband and James Micheal Edward Ross.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 609 Glenn Circle, Madison, TN 37115

(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 1st day of December, 2010.

Georganna Ross Husband

James Michael Edward Ross

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 Georganna Ross Husband and James Michael Edward Ross, 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 Franklin, Tennessee this 1st day of December, 2010.

Commission expires:

TABITHA N. CALHOUN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 6, 2013

Notary Public