WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110026064 DEEDWARR
Recvd: 05/03/11 11:48 2 pgs
Fees:13.00 Taxes:1551.97
20110503-0033784

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $419,450.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of April, 2011.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James B. Rossman	NEW OWNER	16005000800
(NAME)	(NAME)	
909 Green Valley Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220		
(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 considerations, the receipt of which is hereby acknowledged, I, **Barbara J. Kraus, married***, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **James B. Rossman and Helen D. Kinton,husband and wife**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 96 on the Plan of Oak Hill Estates, Section One, of record in Plat Book 3700, Pages 118-120, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to WILLIAM H. KRAUS AND WIFE, BARBARA J. KRAUS by Deed from GLENN F. WARNER AND WIFE, PATRICIA B. WARNER, dated 08/19/2002 and filed for record on 08/28/2002 in Instrument No. 20020828-0103862, Register's Office for DAVIDSON County, Tennessee.

Being the same property conveyed to BARBARA J. KRAUS, WITH A LIFE ESTATE TO WILLIAM H. KRAUS by Deed from WILLIAM H. KRAUS, dated 10/11/2004 and filed for record on 10/13/2004 in Instrument No. 20041013-0123274, Register's Office for DAVIDSON County, Tennessee.

*William H. Kraus, husband of Barbara J. Kraus, joins in this instrument to convey any and all interest in said property.

The following is made subject to the following:

Taxes for the year 2011 and subsequent years, a lien not yet ascertainable, due or payable.

All matters as set forth per Plat Book 3700, Page 118-120, said Register's Office.

Deed of Conveyance of record in Book 4385, Page 463, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 909 Green Valley Drive, Nashville, TN 37220
(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/or 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/or 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 27th day of April, 2011.

Barbara J. Kraus

William H. Kraus

State of Tennessee
County of Williamson

Personally appeared before me Barbara J. Kraus and William H. Kraus, with whom I am personally acquainted, and who acknowledged that he/she/they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 28th day of April, 2011.

Notary Public
My Commission Expires: 11/10/12

THOMAS SIDWELL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027