BILL GARRETT, Davidson County
Trans:T20110027003 DEEDWARR
Recvd: 05/06/11 09:53 2 pgs
Fees:13.00 Taxes:1110.00
20110506-0034894

WARRANTY DEED

KIMBERLY D. HICKS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION ... GREATER, FOR THIS TRANSFER IS $300,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of May, 2011.

Notary Public

MY COMMISSION EXPIRES: 4-2-14

(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
Donald Clemons	Donald Clemons	16012020600
(NAME)	(NAME)	
6025 Manor Place	6025 Manor Place	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Brentwood, TN 37027	
(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, we, **Donald Ross and wife, Sharon Ross**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Donald Clemons and wife, Victoria Clemons**, 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. 262, on the Plan of Revised Phase 6, Hearthstone, of record in Plat Book 6250, Page 994 as amended in Plat Book 6900, Page 254 and 255, 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 Donald Ross and wife, Sharon Ross by Deed from Connie D. Jaubert and husband, James J. Jaubert, II, dated 05/11/2006 and filed for record on 05/18/2006 in Instrument No. 20060518-0058530, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

County of Davidson taxes for the year 2011 and subsequent years, a lien not yet ascertainable, due or payable.
Tax Parcel ID No. 16012020600
All matters as set forth per Plat Book 6250, Page 994, Plat Book 6900, Page 254-255, said Register's Office.
Restrictions of record in Book 6917, Page 575, and as amended in Book 11331, Page 828, said Register's Office.
Declaration of Covenants, Conditions, Restrictions and By-laws of record in Book 7053, Page 982, as amended in Book 9945, Page 958, said Register's Office.
Charter of record in Book 6995, Page 646, 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 6025 Manor Place, Brentwood, TN 37027

(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 our hands this 4th day of May, 2011.

Donald Ross

Sharon Ross

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 4th day of May, 2011, before me, the undersigned Notary Public in and for the County and State aforementioned, personally appeared Donald R. Barrett, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is the attorney-in-fact of Donald Ross and Sharon Ross, and is authorized by him/her, and does hereby acknowledge the execution of this instrument on his/her behalf.

Witness my hand and official seal this 4th day of May, 2011.

Notary Public
My Commission Expires: 4/2/14

KIMBERLY D. HICKS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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