Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 12
Brentwood, TN 37027

**WARRANTY DEED**

BILL GARRETT, Davidson County
Trans:T20110074317 DEEDWARR
Recvd: 11/23/11 13:27 2 pgs
Fees:13.00 Taxes:436.60
20111123-0091849

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $118,000.00
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS **10th** day of **November, 2011**

Notary Public
MY COMMISSION EXPIRES: May 8, 2012
(AFFIX SEAL)

JOE HARTZ
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Foundation Title & Escrow Series, LLC, 30 Burton Hills Blvd, Suite 175, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Hannah Raquelle Dennison and Rachel P. George | SWBC Mtg Corporation | 07216001500 |
| (NAME) 1815 Tammany Drive | (NAME) 9311 San Pedro | |
| (ADDRESS) Nashville, TN 37216 | (ADDRESS) San Antonio TX 78216 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in 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, I/WE, **Ryan Ross**, unmarried, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Hannah R. Dennison, unmarried and Rachel P. George, married, 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:

Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of Sherwood First Addition, as of record in Plat Book 1835, page 23, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Said Lot No. 8 fronts 80 feet on the east side of Tammany Drive and runs back between parallel lines, 150 feet top a dead line.

Being the same property conveyed to Ryan Ross by Warranty Deed from Wells Fargo Bank, NA as Trustee under the Pooling and Servicing Agreement Dated as of November 1, 2004 Asset Backed Pass-Through Certificates, Series 2004 WHQ2 a National Banking Association, dated July 27, 2006 and filed of record on August 14, 2006 in Instrument Number 20060814-0099587, Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1815 Tammany Drive, Nashville, TN 37216

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, has 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 **10th** day of **November, 2011**

**Ryan Ross**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, **Ryan Ross**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **10th** day of **November, 2011**

Notary Public

My commission expires: 7/3/12

KELLY ANN CALLAGHAN
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON