BILL GARRETT, Davidson County
Trans:T20120017706 DEEDWARR
Recvd: 03/09/12 14:49 2 pgs
Fees:13.00 Taxes:277.50
20120309-0020875

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,000.00.

J. A. Ross
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF March, 2012.

Brandy K Gomaz
NOTARY PUBLIC

My Commission Expires:

BRANDY K. GOMAZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires NOV 4, 2013

THIS INSTRUMENT PREPARED BY:
R. Kirkland Moser, Attorney, 201 4th Avenue North, Nashville, TN 37201

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Jo Ann Ross 608 Pierpoint Drive Nashville, TN 37207	U.S. Bank Home Mortgage PO Box 20005 Owensboro, KY 42304-0005	059-16-0-027

Warranty Deed

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

DANA KNIGHT, A SINGLE PERSON

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

JO ANN ROSS, AN UNMARRIED WOMAN

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

LAND in Davidson County, Tennessee being Lot No. 33 on the Map of Haynes Heights, Section II, as of record in Plat Book 2331, Page 58, Register's Office for Davidson County, Tennessee.

SAID Lot No. 33 fronts 80.5 feet on the northerly side of Francis Street and runs back 209.1 feet on the west line and 188.6 feet on the east line to a broken line, measuring 104.8 feet thereon.

Being the same property conveyed to LESLIE L. CARNES AND WIFE, JEWELL J. CARNES, by deed from WALTER YOUNG AND WIFE, ERA G. YOUNG, of record in Book 2993, page 389, dated November 10, 1959,

said Register's Office. The said Leslie L. Carnes having predeceased the said Jewell J. Carnes. The said Jewell J. Carnes having since died on or about March 24, 1997 leaving DANA KNIGHT as Executrix of the Estate as evidenced by the Affidavit of Inheritance of record in Book 11074, page 347, dated May 7, 1998, said Register's Office. Said Last Will and Testament was filed in the Probate Court of Davidson County, as Docket No. 97P-557 of record in Will Book 212, page 587.

This improved property is known as 608 Pierpoint Drive, Nashville, TN 37207.

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. We do covenant with 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, except for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 7th day of March, 2012.

Dana Knight by Ronald Gilbert

Dana Knight, by Ronald Gilbert, her
Attorney-In-Fact

State of Tennessee)
County of Davidson)

On this 7th day of March, 2012, before me personally appeared Ronald Gilbert, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Dana Knight, and who acknowledged that he executed the same as the free act and deed of Dana Knight.

Witness my hand and official seal at office, this 7th day of March, 2012.

Brandy K. Gomaz

Notary Public

My commission expires: _____

BRANDY K. GOMAZ
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV 4, 2013