WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120038113 DEEDWARR
Recvd: 05/23/12 16:23 2 pgs
Fees:13.00 Taxes:1662.97

20120523-0044892

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $449,450.00

Linda Turner Ray
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 23rd day of May, 2012

Notary Public

MY COMMISSION EXPIRES: 9-22-15
(AFFIX SEAL)

JONNAL HALL NOTARY PUBLIC STATE OF TENNESSEE MONTGOMERY 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
Ben H. Thomas and Cathy G. Thomas	Avenue Bank	130-3-167.00
(NAME) 4700 Idaho Avenue	(NAME) 3823 Cleghorn Ave.	
(ADDRESS) Nashville, TN 37209	(ADDRESS) Nashville, TN 37215	
(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, **Jo Ann Rossi**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Cathy Gray Thomas**, 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. 601, on Block No. 29 in the Charlotte Park Company's First Addition to Nashville, as of record in Book 57, page 103, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Jo Ann Rossi and husband, Michael J. Rossi by Warranty Deed of record in Instrument No. 20051208-0147733, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Jo Ann Rossi by Quit Claim Deed from Michael J. Rossi, dated May 23, 2007, filed of record on March 29, 2007, in Instrument No. 20070329-0037776, Register's Office for 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 4700 Idaho Avenue, Nashville, TN 37209

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 **23rd** day of **May, 2012**

Jo Ann Rossi

STATE OF TENNESSEE
COUNTY OF Davidson

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

Witness my hand and official seal, this **23rd** day of **May, 2012**

Notary Public

My commission expires: 5-4-15

JANIS L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY