WARRANTY DEED

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $60,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of June, 2012.

Notary Public

MY COMMISSION EXPIRES: 11-5-2012

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Terri Lynn Mundie	SAME	03700003300
(NAME)	(NAME)	
PO Box 96		
(ADDRESS)	(ADDRESS)	
Whites Creek, TN 37189		
(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, **Virgina A. Bergosh Rossi, a married woman**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Terri Lynn Mundie, an unmarried woman**, 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 the 14th, formerly 24th Civil District of Davidson County, Tennessee, as follows: Beginning at the center of Little Marrowbone Creek at a stake by a walnut tree, being the southeast corner of the Kelley Property; thence south 16° 30' east 260.5 feet to an eight inch cedar; thence north 70' 20' east 987 feet to a stake; thence south 18° 00' east 375 feet to a stake; thence with John Williams and Wilkinson's eastern boundary line, south 0° 30' west 1113.75 feet to a stake; thence with said Wilkinson's northerly boundary line, south 89° 30' west 511.5 feet to a stake in the center of a branch; thence with the center of said branch, northwestwardly 1145.1 feet to a stake; thence north 87° 00' west 198 feet to a stake thence north 70° 00' west 264 feet to a stake in the center of Little Marrowbone Creek; thence with the center of said creek, north 45° east 66 feet, north 67° 30' east 198 feet, and north 60° east 273.9 feet; continuing with the center of said creek, easterly 295 feet more or less to the point of beginning, containing 26.17 acres more or less, and also an easement for roadway purposes across the property formerly known as Birt Gilbert Kelley and wife, property, which easement was created in an instrument from the said Kelley and wife, to the said Joseph Goss and wife, as of record in Book 2491, page 175; which easement is referred to in said instrument as follows:

"The property upon which said easement or right of way is hereby granted is described as follows:
The land in the 14th, formerly 24th Civil District of Davidson County, Tennessee, deeded to Birt Gilbert Kelley and wife, Kattie E. Kelley, by deed from J.A. Winters and Annie Laura Winters, as of record in Book 1272, page 268, Register's Office for said County, and more fully described therein; said property adjoining on its southwesterly margin of the property of said Joseph Goss and wife, Sidona Goss, which property of said Joseph Goss and wife was deeded to them by D.B. True and wife, in Book 1675, page 76, Register's Office, and more fully described therein. Which easement on said parcel of land is more fully described and delineated on a survey made by George W. Watkins, Surveyor, January 9, 1956, annexed hereto and shown on said survey as follows:
BEGINNING at a point in the center of Little Marrowbone Road on the southwesterly margin of the Birt Gilbert Kelley and wife, Kattie B.Kelley, tract; said point being south 16° 30' east 70 feet from a point on Gold Road, and continuing from said point to the center of Little Marrowbone Road, north 85° 30' east 170 feet to a point in the center of Little Marrowbone Road; thence from said point, south 12° east 65 feet to a point in the center of Little Marrowbone Creek, and being 14 feet wide along said 65 foot line from the center of Little Marrowbone Creek to the center of Little Marrowbone Road, as described above.

Davidson County DEEDWARR
Recvd: 06/05/12 11:29 3 pgs
Fees:18.00 Taxes:222.00
20120605-0048904

Being the same property conveyed to Stanley J. Bergosh and wife, Virginia A. Bergosh by Deed from Bowser Chest, an unmarried man, dated 08/11/1966 and filed for record on 08/12/1966 in Book 4046, Page 546, Register's Office for Davidson County, Tennessee.

The said Stanley J. Bergosh died on 1/12/1988, leaving Virginia A. Bergosh the sole surviving tenant by the entirety.

The said Virginia A. Bergosh having since married is also known as Virginia A. Bergosh Rossi.

The said Virginia A. Bergosh and Virginia A. Bergosh Rossi and Virginia B. Rossi are all one in the same person.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 206-2-307 or other similar statute.

Easement or Right of Way of record in Book 2491, Page 175, said Register's Office.

This conveyance is subject to any and all existing easements and restrictions of record.

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 4505 Little Marrowbone Road, Ashland City, TN 37015
(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 1st day of June, 2012.

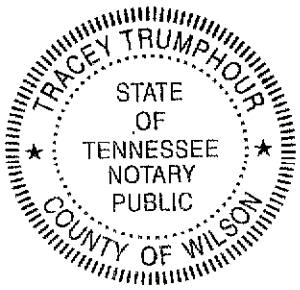
Virginia A. Bergosh Rossi
Virgina A. Bergosh Rossi

State of Tennessee
County of Wilson

Personally appeared before me Virgina A. Bergosh Rossi, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 1st day of June, 2012.

Tracey Trumphour
Notary Public Escrow Officer
My Commission Expires: 9.2.2013



RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

CERTIFICATE OF AUTHENTICITY

I, Dana Loggins, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Attorney or Custodian

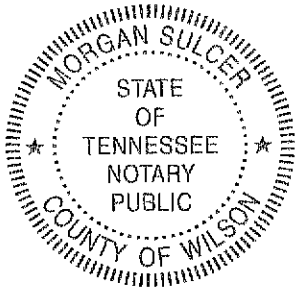
Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, Morgan Sulcer, a notary public in and for the aforesaid county and state, the within named Dana Loggins, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

(SEAL)



Notary Public

My Commission Expires: 9/2/2013