Prepared by:
Tennessee Title & Escrow Affiliates, LLC
1000 Corporate Center Drive, Suite 125
Franklin, TN 37067

BILL GARRETT, Davidson County
Trans:T20120054881 DEEDWARR
Recvd: 07/26/12 10:37 3 pgs
Fees:18.00 Taxes:22.20

20120726-0065737

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $6,000.00

Affiant

Subscribed and sworn to before me, this 19 day of July

Notary Public
My commission expires: 3-21-2016

M. KRUCHEN SELPH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Address of New Owner:	Send Tax Bills to:	Tax Information
Jimmy Moss	New Owner	063-02-0-132.00
0 Pawnee Trail	1456 Pawnee Trail	
Madison, TN 37115	Madison, TN 37115	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Miles Plant, unmarried,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Jimmy Moss and wife, Sheryl Ann Moss,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A certain tract or parcel of land located in Nashville, Davidson County, Tennessee, described as follows:

Land located and being in the Eleventh (11th) Civil District of Davidson County, Tennessee and being more particularly described as follows:

Beginning at points marked with iron pins in the westerly margin of Pawnee Trail, on the map or plan of Nawakwa Hills, dated April 3, 1930, and recorded November 15, 1930 in Book 843, pages 36 and 37, Register's Office for Davidson County, Tennessee.

Said point beginning being in the westerly margin of said Pawnee Trail, marked with an iron pin 453.7 feet, more or less, (northerly with the westerly margin of said Pawnee Trail) from the southwest corner and terminus of Pawnee Trail, as shown on said plan of Nawakwa Hills; thence south 67 degrees, 14' W 150 feet, more or less, to a point marked with an iron pin; thence northerly with a curve to the left (R-776') 41.9 feet, to a point marked with an iron pin; thence N 64 degrees 09' E 150 feet, more or less, to a point marked with an iron pin in the westerly margin of said Pawnee Trail; thence southerly with a curve to the right (R-926') and the westerly margin of said Pawnee Trail, 50 feet to the point of beginning.

Being a portion of the same property conveyed to M. S. Ross and wife, Hazel M. Ross by Warranty Deed from F. W. Ashburn and wife, Ola Belle Ashburn, recorded in Book 2903, page 345, in the Register's Office for Davidson County, Tennessee, dated January 30, 1959.

M. S. Ross and Hazel M. Ross being deceased with fee passing to Balie M. Ross and William Milton Ross, Sr.

William Milton Ross, Sr. being deceased. His estate being administered through Probate Court, Docket No. 93P-495, Last Will and Testament, First Codicil appointing Lucy Ross Winchel as Executrix and Second Codicil, Item 14 addressing his wishes for this property.

Balie M. Ross conveyed his interest to the Estate of William Milton Ross, Sr. by Quitclaim Deed recorded in Book 9216, page 964, in the Register's Office for Davidson County, Tennessee, dated December 16, 1993.

The Estate of William Milton Ross, Sr. conveyed it's interest to National Bank of Commerce, Trustee of the William Milton Ross, Sr. Trust dated August 6, 1991, by Quitclaim Deed recorded in Book 9741, page 831, in the Register's Office for Davidson County, Tennessee, dated July 19, 1995.

By Notice of Resignation of Trustee SunTrust Bank, Successor in interest to National Bank of Commerce as the Co-Trustee of the William Milton Ross, Sr. Trust dated August 6, 1991 was replaced by Cumberland Trust & Investment Company, as Successor Co-Trustee, recorded as Instrument No. 20080226-0018900, in the Register's Office for Davidson County, Tennessee, dated February 6, 2008.

Being the same property conveyed to Miles Plant, unnamed, by deed from Lucy Winchel as Co-Trustee and Cumberland Trust & Investment Company, as Successor Co-Trustee of the William Milton Ross, Sr. Trust dated August 6, 1991 of record in Instrument No 20120726 0065736 Register's Office for Davidson Tennessee.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises.

This property is improved property known as 0 Pawnee Trail, Madison, TN 37115

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 assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) 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. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 my hand this the 9 day of July, 2012.

Miles Plant

STATE OF NEW YORK
COUNTY OF ALBANY

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Miles Plant**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at ~~Franklin, Tennessee~~ Albany, New York, this the 9th day of July, 2012.

Notary Public

My Commission expires: May 14, 2014

INEZ M. TIERNEY
NOTARY PUBLIC, State of New York
Qualified in Rensselaer Co.

FILE NO: 2012072146