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 10:39 4 pgs
Fees:23.00 Taxes:22.20
20120726-0065738

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 9 day of July, 2012

Notary Public
My commission expires: 3.31.2016

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

Address of New Owner:	Send Tax Bills to:	Tax Information
Jimmy Moss	New Owner	063-02-0-131.00
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, **Anne H. Ross and Balie Montague (Monty) Ross, as Co-Trustees of the Miles Hampson Plant Trust,** 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:

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 403.7 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 70 degrees, 20' 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 67 degrees 14' 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.

Lucy Ross Winchel, Executrix of the Estate of William Milton Ross, Sr., pursuant to the Last Will and Testament of William Milton Ross, Sr., dated August 6, 1991, as amended

by First Codicil to Last Will and Testament of William Milton Ross, Sr., dated August 9, 1991 and further amended by Second Codicil to Last Will and Testament of William Milton Ross, Sr., dated August 16, 1991,a 50% interest, to Balie M. Ross by Quitclaim Deed recorded in Book 9199, page 640, in the Register's Office for Davidson County, Tennessee, dated December 21, 1993.

Balie Mitchum Ross died June 29, 1994, his Last Will and Testament recorded as Instrument No. 20020730-0091496, in the Register's Office for Davidson County, Tennessee.

Mary Margaret Hampson Ross died March 27, 2001, her Last Will and Testament being recorded as Instrument No. 20020730-0091497, in the Register's Office for Davidson County, Tennessee.

Affidavit of Heirship recorded as Instrument No. 20020731-0092108, in the Register's Office for Davidson County, Tennessee states that title vests in the Estate of Mary Margaret Ross, Anne H. Ross, Balie Montague (Monte) Ross, Miles Hampson Plant and Anne H. Ross, Trustee of the Miles Hampson Plan Trust, dated June 8, 1993.

Anne H. Ross, Balie Montague (Monty) Ross and Miles Hampson Plant, individually, and Anne H. Ross and Balie Montague (Monty) Ross, as Co-Trustees of the Miles Hampson Plant Trust conveyed their interest to Anne H. Ross and Balie Montague (Monty) Ross, as Co-Trustees of the Miles Hampson Plant Trust, by Quitclaim Deed recorded as Instrument No. 20030619-0084781, in the Register's Office for Davidson County, Tennessee, dated May 10, 2003.

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 unimproved 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 10th day of July, 2012.

Anne H. Ross TE
Anne H. Ross, as Co-Trustee
of the Miles Hampson Plant Trust

Balie Montague (Monty) Ross, as Co-Trustee
of the Miles Hampson Plant Trust

STATE OF Colorado
COUNTY OF Boulder

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Anne H. Ross,** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that she is the **Co-Trustee of the Miles Hampson Plant Trust** and who further acknowledged that she executed the within instrument for the purposes therein contained by signing her name as the **Co-Trustee of the Miles Hampson Plant Trust.**

Witness my hand and official seal this the 10 day of July, 2012.

Notary Public

Joseph Vidal NOTARY PUBLIC STATE OF COLORADO

My Commission expires: 05/31/2016

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Balie Montague (Monty) Ross,** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that she is the **Co-Trustee of the Miles Hampson Plant Trust** and who further acknowledged that she executed the within instrument for the purposes therein contained by signing her name as the **Co-Trustee of the Miles Hampson Plant Trust.**

Witness my hand and official seal this the _____ day of July, 2012.

Notary Public

My Commission expires: _____

FILE NO: 2012072147

WITNESS my hand this the _____ day of July, 2012.

_____
Anne H. Ross, as Co-Trustee
of the Miles Hampson Plant Trust

Balie Montague Ross (Monty), as Co-Trustee
Balie Montague (Monty) Ross, as Co-Trustee
of the Miles Hampson Plant Trust
of the Miles Hampson Plant Trust

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Anne H. Ross,** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that she is the **Co-Trustee of the Miles Hampson Plant Trust** and who further acknowledged that she executed the within instrument for the purposes therein contained by signing her name as the **Co-Trustee of the Miles Hampson Plant Trust.**

Witness my hand and official seal this the _____ day of July, 2012.

_____
Notary Public

My Commission expires: _____

STATE OF Tennessee
COUNTY OF Loudon

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Balie Montague (Monty) Ross,** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that she is the **Co-Trustee of the Miles Hampson Plant Trust** and who further acknowledged that she executed the within instrument for the purposes therein contained by signing her name as the **Co-Trustee of the Miles Hampson Plant Trust.**

Witness my hand and official seal this the 14th day of July, 2012.

Robin Sims Wilson
Notary Public

My Commission expires: 2-14-2016

FILE NO: 2012072147

