WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $78,500.00

Billy R. Gross
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of September, 2012.

Deanie L. Gregory
Notary Public

MY COMMISSION EXPIRES: 3-3-2014

(AFFIX SEAL)

DEANIE L. GREGORY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Deanie L. Gregory
Attorney-at-Law
Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115

Davidson County DEEDWARR
Recvd: 09/13/12 15:38 3 pgs
Fees:18.00 Taxes:290.45
20120913-0083373

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Howard Lee Biffle and wife, Charmaine Biffle	Howard L. Biffle	04414006400
(NAME) 108 Fowler St.	(NAME) 108 Fowler St.	
(ADDRESS) Old Hickory, TN 37138	(ADDRESS) Old Hickory, TN 37138	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, BILLY R. GROSS AS TO A ONE-HALF UNDIVIDED INTEREST AND ROSEMARIE E. GROSS AND KADEN MICHEAL GROSS, AS THE HEIRS-AT-LAW OF KENNETH S. GROSS AS TO A ONE-HALF UNDIVIDED INTEREST AND ROSEMARIE GROSS AS ADMINISTRATIX OF THE ESTATE OF KENNETH S. GROSS, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO HOWARD L[redacted] BIFFLE AND WIFE, CHARMAINE BIFFLE, HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN THE FOURTH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, being Lot No. 108 on the Plan of Section 1, Rolling Green Subdivision, Village of Old Hickory, as shown on plan in Book 1424, Page 75, Register's Office for Davidson County, Tennessee, fronting 80 feet on Fowler Street and containing 0.50 acres, more or less.

Being the same property conveyed to Billy R. Gross and Kenneth S. Gross by Conservator's Deed from Ann Hackett, Conservator of Carrie O. Tipton, which deed is dated November 26, 2001 and recorded November 29, 2001 as Instrument No. 20011129-0130862 in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: TAXES FOR THE YEAR 2012 AND SUBSEQUENT YEARS THEREAFTER; SUBJECT TO THOSE MATTERS SET FORTH ON THE PLAN OF SECTION 1, ROLLING GREEN SUBDIVISION, VILLAGE OF OLD HICKORY IN BOOK 1424, PAGE 75, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, SUBJECT TO THOSE UTILITY AND/OR SEWER EASEMENTS SET OUT IN DEED OF RECORD IN BOOK 4616, PAGE 746, SAID REGISTER'S OFFICE; SUBJECT TO ANY RESTRICTIONS, EASEMENTS, ETC., THAT MAY BE OF PUBLIC RECORD.

****THE ABOVE DESCRIBED PROPERTY IS NOT THE PRIMARY RESIDENCE OF EITHER OF THE GRANTORS HEREIN****

unimproved ☐

This is improved ☑ property, known as 1008 Fowler Street, Old Hickory, TN 37138
(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, his heirs and assigns forever; and we do covenant with the said GRANTEE 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, his 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 September, 2012.

Billy R. Gross

Eva Gross, spouse of Billy R. Gross

Rosemarie E. Gross, heir-at-law of Kenneth S. Gross and Administratrix of the Estate of Kenneth S. Gross

Kaden Michel Gross, heir-at-law of Kenneth S. Gross

STATE OF TENNESSEE

COUNTY OF Davidson

On this 7th day of September, 2012, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Billy R. Gross, Rosemarie E. Gross, and Kaden Michael Gross**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
3/3/2014

Notary Public,

DEANIE L. GREGORY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 7th day of September, 2012, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Rosemarie E. Gross, Administratrix of the Estate of Kenneth S. Gross, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
3/3/2014

Notary Public

DEANIE L. GREGORY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 7th day of September, 2012, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Eva Gross, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

WITNESS MY HAND AND Notary Seal at office the day and year above written.

My commission expires:
3/3/2014

Notary Public

Return To:

Clarity Title, LLC
100 Hazel Path Suite C
Hendersonville, TN 37075
615-448-6494
12-0402T

DEANIE L. GREGORY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Certificate of Authenticity

I, Julia A. Hirt, 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.

Signature

State of Tennessee

County of Sumner

Personally appeared before me, Quenn N Crum, a notary public for this county and state, Julia A. Hirt who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

QUENN N. CRUM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: 4/20/15.