BILL GARRETT, Davidson County
Trans:T20120071795 DEEDWARR
Recvd: 09/24/12 12:43 2 pgs
Fees:13.00 Taxes:878.75
20120924-0086574

ADDRESS NEW OWNERS and SEND TAX BILLS:

ELLEN L. ROSS
706 Fountainwood Blvd.
Franklin, TN 37064

is instrument prepared by:
TIMOTHY D. FERGUSON
Attorney at Law
365 West Main Street
Hendersonville, Tennessee

MAP PARCEL NUMBER:
83 - 11 - 72

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, **JESSICA L. BROWN and SETH C. BROWN, wife and husband**, hereinafter called GRANTORS, have this day bargained and sold and by these presents transfer and convey to **ELLEN L. ROSS,** hereinafter called GRANTEE, her heirs, successors and assigns forever, the following described property, to wit:

> LAND in Davidson County, Tennessee, described as follows, to wit:
>
> BEING Lot No. 13 on the Plan of Rolling Acres, as of record in Plat Book 1130, Page 34, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.
>
> SAID Lot No. 13 fronts 75 feet on the easterly margin of Skyview Drive and runs back 154 feet on the south line and 153.5 feet on the north line to a dead line on which it measures 75 feet.
>
> BEING the same property conveyed to Jessica L. Brown and Seth C. Brown, wife and husband, by deed recorded February 9, 2000 in Instrument No. 20000209-0013258, Register's Office for Davidson County, Tennessee.
>
> Subject to all matters shown on the above referenced plat and to restrictions of record.
>
> This is improved property known as 535 Skyview Drive, Nashville, Tennessee 37206.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title and interest thereto belonging to GRANTEE, her heirs, successors and assigns, forever.

GRANTORS covenant with GRANTEE that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it and that the said land is unencumbered except as herein provided.

GRANTORS further covenant and bind themselves, their heirs, successors and assigns to warrant and defend the title to

TIMOTHY D. FERGUSON
ATTORNEY AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

the said land to GRANTEE, her heirs, successors and assigns against the lawful claims of all persons whomsoever.

Executed on this 20 day of September, 2012.

JESSICA L. BROWN

~~SETH~~ C. BROWN

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public of said county, JESSICA L. BROWN and SETH C. BROWN, husband and wife, the within named bargainors with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 20 day of September, 2012.

NOTARY PUBLIC

My Commission Expires: 8/20/13

TIMOTHY D. FERGUSON
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $237,500.00.

AFFIANT

Subscribed to and sworn before me, this the 20th day of September, 2012.

NOTARY PUBLIC

My Commission Expires:

GAIL C. VICTORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
September 9, 2014

TIMOTHY D. FERGUSON
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