BILL GARRETT, Davidson County
Trans:T20120071916 DEEDWARR
Recvd: 09/24/12 15:31 2 pgs
Fees:13.00 Taxes:939.80
20120924-0086718

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| **THIS INSTRUMENT PREPARED BY:**<br>GEORGE V. CRAWFORD, JR.<br>**GULLETT, SANFORD, ROBINSON & MARTIN, PLLC**<br>150 THIRD AVENUE SOUTH<br>SUITE 1700<br>NASHVILLE, TENNESSEE 37201<br>(615) 244-4994 | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is $254,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me this 21st day of September, 2012.<br><br>Notary Public<br><br>My Commission Expires: |

GEORGE V. CRAWFORD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires MAR. 3, 2015

| | | |
|---|---|---|
| Address New Owner As Follows:<br>Gary E. Slattery<br>2210 Lebanon Pike<br>Nashville, TN 37214 | Send Tax Bills To:<br>Florida Capital Bank<br>Mortgage<br>4815 Executive Park Court #103<br>Jasonville, FL 32216 | Map-Parcel Number:<br>095 02 0 132.00 |

## WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **ERIC ROSS AND PAM ROSS**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **Gary E. Slattery**, unmarried, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Being Lot No. 2, on the Plan of Four Acres, of record in Book 2330, page 17, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Eric Ross and wife, Pam Ross by Warranty Deed from Marvin L. Neely, unmarried, dated May 4, 2007, recorded on May 7, 2007, as Instrument No. 20070507-0054590, Register's Office for Davidson County, Tennessee. The said Pam Ross, married having further quitclaimed her interest in subject property to Eric Ross, married, by Quitclaim Deed recorded on December 8, 2010, recorded as Instrument No. 20101208-0097852, Register's Office for Davidson County, Tennessee. The said Eric Ross and Pam Ross having since divorced and pursuant to Final Decree of Divorce filed November 16, 2010, Case No. 08D-3130, in the Eighth Circuit Court for Davidson County, Tennessee, subject property is vested solely in Eric Ross.

This is the not principal place of residence of the grantor or the spouse of the grantor.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. All matters as shown on the Plan of record in Book 2330, page 17, Register's Office for Davidson County, Tennessee.

2. Easement to the Nashville Gas Co. of record as Instrument No. 20030130-0013010, Register's Office for Davidson County, Tennessee.

This is improved property known as: **2210 Lebanon Pike, Nashville, TN 37214**.

**TO HAVE AND TO HOLD** the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, his heirs and assigns, forever; and we 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 further covenant and bind ourselves, our heirs and assigns, 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 person whomsoever.

**WITNESS** my hand this 21st day of September, 2012.

Eric Ross

Pam Ross

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ERIC ROSS**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

**WITNESS** my hand, at office, this 21st day of September, 2012

(Seal) GEORGE V. CRAWFORD, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires MAR. 3, 2015

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **PAM ROSS**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

**WITNESS** my hand, at office, this 21st day of September, 2012

(Seal) GEORGE V. CRAWFORD, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires MAR. 3, 2015

Notary Public

My Commission Expires: _____