BILL GARRETT, Davidson County
Trans:T20130017150 DEEDWARR
Recvd: 03/01/13 11:06 2 pgs
Fees:13.00 Taxes:573.50

20130301-0020735

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ WILSON
MA

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF FEBRUARY, 2013.

Notary Public

MY COMMISSION EXPIRES: 4-20-15
(AFFIX SEAL)

Margaret Ann Allsup
State of Tennessee
Notary Public
Wilson Co.

File No.: ALW-13-1309

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John P. Ross	Franklin American Mortgage Company	601-16-0-099.00
(NAME)	(NAME)	
1309 McAlpine Ave.	501 Corporate Centre Drive, Ste 400	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, THOMAS SCOTT HARRIS, AN UNMARRIED MAN, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, JOHN P. ROSS, AN UNMARRIED MAN, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON County, State of TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being the Westerly 60 feet of the Southerly 288.5 feet of Lot 43 on the Plan of Kennedy and Grave's Subdivision of Blocks "C" and "D" in Monte Vista, of record in Book 843, Page 14, Register's Office for said County.

Said part of Lot 43 fronts 60' on McAlpine Avenue, formerly Alpine Avenue, and runs back between parallel lines 288.5 feet to a line in the rear measuring 60 feet thereon.

Being the same property conveyed to Thomas Scott Harris by Warranty Deed from Gregory B. Gramlich and wife, Donna M. Gramlich, dated March 14, 2005, of record in Instrument Number 20050315-0028314, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1309 McAlpine Ave., Nashville, TN 37216
(House Number) (Street) (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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(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(s) this 26 day of February, 2013.

Thomas Scott Harris

STATE OF North Carolina
COUNTY OF Buncombe

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Thomas Scott Harris, the within named bargainor, 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, this the 26 day of February, 2013.

L Anneliese Schombs

Notary Public
My Commission Expires: June 26, 2017

L. ANNELIESE SCHOMBS-FISH
Notary Public
Buncombe Co., North Carolina
My Commission Expires June 26, 2017

RETURN TO:

Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203
(615)515-7171