BILL GARRETT, Davidson County
Trans:T20130026522 DEEDWARR
Recvd: 04/02/13 11:49 2 pgs
Fees:13.00 Taxes:473.60
20130402-0032335

6

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$128,000.00**

Barbara Ambrose
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF MARCH, 2013.

Notary Public

MY COMMISSION EXPIRES: May 6, 2013
(AFFIX SEAL)

L. DYKE TATUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Blvd., Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Barbara Ambrose & John Ambrose, III	First Advantage Bank	**141150B02400CO**
(NAME)	(NAME)	
609 River Ridge Court	3100 West End Avenue, Sutie 250	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Nashville, TN 37203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Eric Sox,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Barbara Ambrose and John Ambrose, III, wife and husband** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON COUNTY**, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 292 on the Plan of the Re-subdivision of Lots 290 thru 295, Rolling River Estates, Section II, as of record in Book 5210, Page 180, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jai Crawford and wife, Tracy Crawford by deed dated April 14, 2000 from Mary Jo Bradshaw, unmarried of record in Instrument No. 200004240040135 Register's Office for Davidson County, Tennessee and thereafter conveyed to Eric Sox by deed from Sharpiro & Kirsch, LLC. Substitute Trust of record in Instrument No. 20130320-0027518.

unimproved ☐

This is improved ☒ property, known as **609 River Ridge Court, Nashville, TN 37221**

(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 **26th day of March, 2013**.

Eric Sox

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, of State and County aforesaid, personally appeared with **Eric Sox** whom I am personally acquainted, and who, upon oath, acknowledged himself to be the person who executed the foregoing instrument for the purpose therein contained, and that he executed the same as his free act and deed.

Witness my hand and official seal at Nashville, Tennessee this 26th day of March, 2013.

Commission expires: May 6, 2013

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

I. Dyke Tatum Notary Public