File No. 133040

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/23/13 11:51 4 pgs
Fees:23.00 Taxes:283.05
20130523-0052275

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $76,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF MAY, 2013.

Notary Public

MY COMMISSION EXPIRES: 3/28/15

(AFFIX SEAL)

TRACI MINGLEDORFF
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Venture Title, LLC
3027 Highway 31 W
White House, TN 37188
615-672-4343

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David L. Wolff	First Liberty Financial Group, LLC	044-15-0-008.00
(NAME)	(NAME)	
1015 Grand St, Apt 5G	9520 Ormsby Station Road, Ste 20	
(ADDRESS)	(ADDRESS)	
Hoboken, New Jersey 07030	Louisville, KY 40223	
(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 **EVA J. GROSS, TRUSTEE OF THE BILLY R. GROSS AND EVA J. GROSS REVOCABLE LIVING TRUST; ROSEMARIE E. GROSS AND KADEN MICHAEL GROSS, HEIRS AT LAW OF KENNETH S. GROSS; AND, TIMOTHY B. GROSS,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DAVID L. WOLFF**, HEREINAFTER CALLED THE GRANTEE(S), 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. 115 on the Plan of Section "D", Village of Old Hickory, of record in Plat Book 1424, page 65, said Register's Office to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Billy R. Gross, Timothy B. Gross and Kenneth S. Gross, by Warranty Deed from Arda Chance, dated 11/25/02 and recorded 12/4/02 in Instrument No. 20021204-0148944, in the Register's Office of Davidson County, Tennessee, The said Billy R. Gross having since conveyed his 1/3 undivided interest in subject property to Billy R. Gross and Eva J. Gross, as Trustees of the Billy R. Gross and Eva J. Gross Revocable Living Trust, by Limited Warranty Deed dated 1/18/05 and recorded 2/14/05 in Instrument No. 20050214-0016505, in said Register's Office. The said Kenneth S. Gross having since died intestate on 04/23/09, thereby vesting his interest in subject property in his heirs at law, Rosemarie E. Gross and Kaden Michael Gross, pursuant to Order filed 5/26/11 in Case No. 11P682 in the Probate Court for Davidson County, Tennessee. The said Rosemarie E. Gross having been appointed Administrator of the Estate of Kenneth Stephan Gross pursuant to said Order.

The subject property is not now nor has it ever been the residence of the Grantors named hereinabove.

This conveyance is further subject to the lien of taxes and assessments for the current year and subsequent years; all matters appearing on the Plan of record in Plat Book 1424, page 65, said Register's Office; all applicable zoning ordinances; utility, sewer, drainage and other easements of record; and, other matters of public record.

unimproved ☐

This is improved ☒ property, known as: 812 Bryan Street, Old Hickory, Tennessee 37138

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(S), 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/our hand(s) this 21st day of May, 2013.

Eva J. Gross, Trustee of the Billy R. Gross and Eva J. Gross Revocable Living Trust dated 12/20/2004

Rosemarie E. Gross, heir at law of Kenneth S. Gross

Timothy B. Gross

Kaden Michael Gross, heir at law of Kenneth S. Gross

Rosemarie E. Gross, as Personal Representative of the Estate of Kenneth S. Gross

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named EVA J. GROSS, Trustee of the Billy R. Gross and Eva J. Gross Revocable Living Trust dated 12/20/2004, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument in the capacity and for the purposes therein contained.

Witness my hand at office this 21st day of May, 2013.

Commission expires: 03/26/2017

Notary Public

DOLLY T. PEAY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named TIMOTHY B. GROSS, 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 in the capacity and for the purposes therein contained.

Witness my hand at office this 21st day of May, 2013.

Commission expires: 03/26/2017

Notary Public

DOLLY T. PEAY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named ROSEMARIE E. GROSS AND KADEN MICHAEL GROSS, heirs at law of Kenneth S. Gross, 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 in the capacity and for the purposes therein contained.

Witness my hand at office this 21st day of May, 2013.

Commission expires: 03/26/2017

Notary Public

DOLLY T. PEAY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named ROSEMARIE E. GROSS, as Personal Representative of the Estate of Kenneth S. Gross, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument in the capacity and for the purposes therein contained.

Witness my hand at office this 21st day of May, 2013.

Commission expires:
03/26/2017

Notary Public

DOLLY T. PEAY
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF SUMNER

File No.: 133040
RETURN TO:
Venture Title, LLC
3027 Highway 31 W
White House, TN 37188

True Copy Certification

I, Dolly T. Peay, 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 Robertson

Personally appeared before me, the undersigned, a notary public for this county and state, Dolly Peay who acknowledges that this certification of an electronic document is true and correct and who signature I have witnessed.

Notary Public

My Commission Expires: 3/28/15

TRACI MINGLEDORFF
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY