WARRANTY DEED

R-AM-13-835

LYNDA MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $147,000.00

Affiant

Subscribed and sworn to before me, this 29th DAY OF July, 2013.

Notary Public

MY COMMISSION EXPIRES: 5/20/14
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Balie C. Gross, III	Balie C. Gross, III	
835 General George Patton Road	(NAME) 835 General George Patton Road	
(ADDRESS) Nashville, TN 37221	(ADDRESS) Nashville, TN 37221	142-9-B-835.00CO
(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, we AARON MASSEY MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto BALIE C. GROSS, III AND ELLEN J. GROSS, HUSBAND AND WIFE, 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 UNIT 835, CARPORT 835-C, RIVER PLANTATION, PHASE ONE, LOT ONE, SECTION FIVE, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 5200, PAGES 145 AND 146, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO AARON MASSEY, A MARRIED MAN BY WARRANTY DEED FROM ROBERT B. SNEED, JR. AND GLENDA G. SNEED, RECORDED ON THE 10TH DAY OF AUGUST, 2011 IN INSTRUMENT NO. 20110810-0061471, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. SAID PROPERTY IS NOT THE PRIMARY OR MARITAL RESIDENCE OF THE WITHIN NAMED GRANTOR.

THIS CONVEYANCE IS SUBJECT TO A) 2013 PROPERTY TAXES AND SUBSEQUENT YEARS; B) INSTRUMENTS OF RECORD IN PLAT BOOK 5200, PAGE 145 AND PLAT BOOK 5200, PAGE 146 AND BOUNDARY PLAT RECORDED IN PLAT BOOK 5200, PAGE 135; MASTER DEED OF RECORD IN BOOK 5410 , PAGE 248; EASEMENT TO SOUTH CENTRAL BELL OF RECORD IN BOOK 4861, PAGE 763 IN SAID REGISTER'S OFFICE AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 835 General George Patton Road, Nashville, Tennessee 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 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 29th day of July, 2013.

Aaron Massey by John Gleaves, Attorney in Fact

BILL GARRETT, Davidson County
Trans:T20130065879 DEEDWARR
Recvd: 08/01/13 13:20 2 pgs
Fees:13.00 Taxes:543.90

20130801-0080276

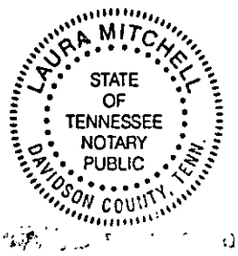
STATE OF Tennessee
COUNTY OF Davidson

On this the 29th day of July, 2013, before me personally appeared John Gleaves to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Aaron Massey who acknowledged he executed the same as the free act and deed of the said Aaron Massey.

Witness my hand and official seal, this the 29th day of July, 2013.

Notary Public

My Commission Expires: 5/20/14



RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903