BILL GARRETT, Davidson County
Trans:T20130065995 DEEDWARR
Recvd: 08/01/13 15:35 2 pgs
Fees:13.00 Taxes:702.63
20130801-0080437

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys at Law
104 Woodmont Blvd., Suite 100
Nashville, Tennessee 37205
Phone (615) 298-3312 - Fax 292-8746

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

BOX 50-B
~~PREPARED BY:~~ RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

W & I Ref:(DM) Title No: 52767
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Roe Ellen Coleman 615 General George Patton Road Nashville, TN 37221	Movement Mortgage LLC 841 Seahawk Circle Virginia Beach, VA 23452

TAX MAP-PARCEL NUMBERS: 142090F61500CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$184,500.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Ellen Gross, married**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Roe Ellen Coleman** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being UNIT No. 615 together with carport designated No. 615-C, on the plan of River Plantation, Phase II, Section VIII, a condominium plat, according to the Master Deed of record in Book 7417, page 396, in the Register's Office of Davidson County, Tennessee, and more particularly described in Plat Book 6900, page 514, thru 517 as amended in Book 6900, page 654 thru 657, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Ellen Gross by Deed from Shelia D, McCulloch, a single person of record at Instrument No. 20060712-0084063, Register's Office for Davidson County, Tennessee, dated 6/30/2006 and recorded on 7/12/2006.

Balie Gross, spouse of Ellen Gross, joins in this conveyance solely to convey any and all marital interest he may have in subject property.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2013, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 6900, Page 514-517 amended in Book 6900, pages 654-657, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description.: The provisions of the condominium Master Deed of record in Book 7417, page 396, Book 7389, page 924, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters.

This is improved property, known as: 615 Gen George Patton Road, Nashville, Tennessee 37221

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 29th day of July, 2013.

Ellen Gross

Balie Gross

State of TENNESSEE
County of DAVIDSON

On this 29th day of July, 2013 , before me the undersigned authority, personally appeared Ellen Gross and Balie Gross , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES
March 3, 2015

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $[illegible]00.00

Affiant

Sworn and subscribed before me this the 29th day of July, 2013

Notary Public

My Commission Expires: March 8, 2016

R. L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSE