WARRANTY DEED

G-ND-09-LAND

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $12,000.00

Affiant

Subscribed and sworn to before me, this 22nd DAY OF May, 2009.

Notary Public

MY COMMISSION EXPIRES: 5/22/10
(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hugh Alan Ross, Jr.	Hugh Alan Ross, Jr.	
0 Elm Hill Pike	(NAME) 0 Elm Hill Pike	
(ADDRESS) Nashville, TN 37210	(ADDRESS) Nashville, TN 37210	106-38.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we MARY M. SMITH, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto HUGH ALAN ROSS, JR., 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:

SEE ATTACHED EXHIBIT "A"

BILL GARRETT, Davidson County
Trans:T20130071735 DEEDWARR
Recvd: 08/20/13 10:17 2 pgs
Fees:13.00 Taxes:44.40
20130820-0087515

unimproved (X)
This is improved ( ) property, known as 0 Elm Hill Pike, Nashville, Tennessee 37210
(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 22nd day of May, 2009.

Mary M. Smith

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mary M. Smith, 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/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 22nd day of May, 2009.

Notary Public

My Commission Expires: 5/22/10

(SEAL)

LAURA MITCHELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAY 22, 2010

EXHIBIT "A"

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING IN THE CENTER OF THE STONES RIVER TURNPIKE ROAD AT OR NEAR A CULVERT OF SAID ROAD AND SOUTH OF THE ENTRANCE TO THE NATHAN FUQUAY RESIDENCE, THENCE WITH THE CENTER OF SAID PIKE EASTWARDLY FIFTEEN POLES TO A STONE IN THE MARGIN OF SAID PIKE THENCE NORTHWARDLY SEVEN POLES TO A STONE THENCE WESTWARDLY 16 POLES TO THE BEGINNING CONTAINING ONE HALF ACRE MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO MARY JANE SMITH BY WARRANTY DEED FROM HENRY KEELING, RECORDED ON THE 28TH DAY OF FEBRUARY, 1951 IN BOOK 1942, PAGE 281, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record.