Record & Return to
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

WARRANTY DEED

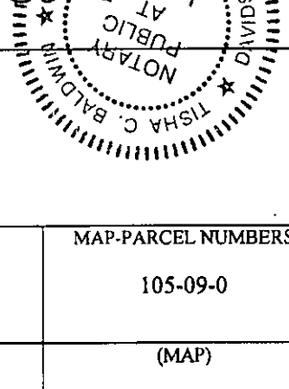
STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $239,500.00

Affiant

Subscribed and sworn to before me, this 5th day of November, 2013

Notary Public

MY COMMISSION EXPIRES: 3-05-15
(AFFIX SEAL)



THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William P. Ross	CMG Mortgage	105-09-0
(NAME)	(NAME)	(MAP)
824 Benton Avenue	3160 Crow Canyon Rd #400	435.00
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37204	San Ramon CA 94583	
(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 consideration, the receipt of which is hereby acknowledged, I/we, Alison E. Schmied, unmarried, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto William P. Ross and Patience C. Ross, husband and wife, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. part of 56 on the Plan of Waverly Place of record in Plat in Book 57, Page 95, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Beginning at the northwest intersection of Harewood Avenue or Benton Avenue and the west margin of the first alley of Elliot Avenue; thence with the margin of said alley, northwesterly 97 feet to a point; thence southwesterly 59 feet to an iron pin; thence southeasterly 97 feet to an iron pin in the margin of Harewood or Benton Avenue; thence with the margin of the same, northeasterly 59 feet to the point of beginning.

Being the same property conveyed to Alison E. Schmied, by deed from John K. Lee and wife, Carla K. Tucker Lee of record as Instrument No. 20010727-0080159, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 824 Benton Avenue, Nashville, Tennessee 37204

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.

BILL GARRETT, Davidson County
Trans:T20130097631 DEEDWARR
Recvd: 11/15/13 15:33 2 pgs
Fees:13.00 Taxes:886.15
20131115-0118461

Witness my/our hand(s) this 5th day of November, 2013.

Alison E. Schmied

Alison E. Schmied

STATE OF New York
COUNTY OF Monroe

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Alison E. Schmied, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the within named bargainor, and that she executed the foregoing instrument of her own free will for the purposes therein set forth.

Witness my hand and official seal at office at ~~Brentwood~~ Honeoye Falls, New York, ~~Tennessee~~, on this the 5th day of November, 2013.

Notary Public

My Commission Expires: January 12, 2016

KEVIN M. KEEFE
Notary Public, State of New York
Ontario County No. 01KE 6103773
Commission Expires Jan. 12, 2016