BILL GARRETT, Davidson County
Trans:T20130107690 DEEDWARR
Recvd: 12/30/13 11:26 2 pgs
Fees:13.00 Taxes:456.95

20131230-0130740

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $123,500.00

Affiant

Subscribed and sworn to before me, this 27TH DAY OF DECEMBER, 2013.

Notary Public

MY COMMISSION EXPIRES: 11-3-15

(AFFIX SEAL)

THERATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph D. Fields, a single person	Wells Fargo Bank, N.A.	08511002500
	(NAME)	
3012 Stafford Drive	2701 Wells Fargo Way, 4th Floor	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Minneapolis, MN 55467	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we James R. Ross Living Trust, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Joseph D. Fields, a single person, hereinafter called the Grantees, 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 LOT NO. 114 ON THE PLAN OF STANFORD COUNTRY CLUB ESTATES, SECTION III, AS OF RECORD IN BOOK 2900, PAGE 67, REGISTER'S OFFICE OF SAID COUNTY.

SAID LOT NO. 144 FRONT 86.07 FEET ON THE WESTERLY SIDE OF STAFFORD DRIVE, AND RUNS BACK 162 FEET ON THE NORTHERLY LINE AND 165.28 ON THE SOUTHERLY LINE TO A DEAD LINE IN THE REAR, ON WHICH IT MEASURES 110 FEET.

BEING THE SAME PROPERTY CONVEYED TO JAMES R. ROSS LIVING TRUST BY QUITCLAIM DEED FROM JAMES R. ROSS AND ELINOR P. ROSS OF RECORD IN BOOK 11349, PAGE 216, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

JAMES R. ROSS AND JAMES RUSSELL ROSS BEING ONE AND THE SAME.

JAMES R. ROSS LIVING TRUST AND JAMES RUSSELL ROSS LIVING TRUST BEING ONE AND THE SAME.

ELINOR P. ROSS EXECUTES THIS INSTRUMENT AS ATTORNEY-IN-FACT ON BEHALF OF JAMES RUSSELL ROSS, PURSUANT TO DURABLE FUNDING POWER OF ATTORNEY OF RECORD BY INSTRUMENT NO. 20131230-0130739 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

ELINOR P. ROSS JOINS IN THIS CONVEYANCE FOR THE PURPOSE OF CONVEYING ALL RIGHT, TITLE AND INTEREST IN AND TO SAID PROPERTY, MARITAL OR OTHERWISE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2014 AND SUBSEQUENT YEARS.

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

unimproved ( )
This is improved (X) property, known as 3012 Stafford Drive, Nashville, TN 37214
(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 GRANTEES, their heirs and assigns forever; and we do

WARRANTY DEED
(Continued)

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.

Witness my/our hand(s) this 27th day of December, 2013.

James Russell Ross, trustee
James Russell Ross, Trustee

By: Elinor P Ross, attorney in fact
Elinor P. Ross, Attorney-in-Fact

James Russell Ross, individually
James Russell Ross, Individually

By: Elinor P Ross, attorney in fact
Elinor P. Ross, Attorney-in-Fact

Elinor P Ross
Elinor P. Ross

STATE OF TENNESSEE

COUNTY OF DAVIDSON

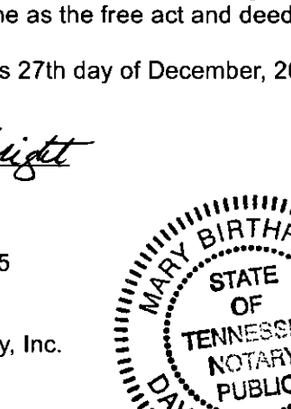
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Elinor P. Ross, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, this 27th day of December, 2013.

Mary Birthright
Notary Public

My Commission Expires:

(SEAL)



STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 27th day of December, 2013, before me personally appeared before me, a Notary Public in and for the aforesaid County and State, Elinor P. Ross, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf James Russell Ross as Trustee of James Russell Ross Living Trust and Individually and acknowledged that such person executed the same as the free act and deed of James Russell Ross.

Witness my hand and seal, this 27th day of December, 2013.

Mary Birthright
Notary Public

My commission expires:11/3/15



RETURN TO:
Realty Title & Escrow Company, Inc.
1285 N. Mt. Juliet Road
Mt. Juliet, TN 37122