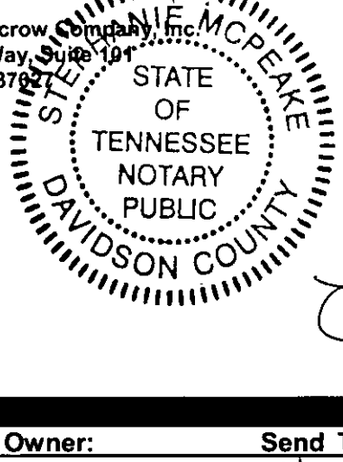
Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027



STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $265,000.00

Affiant

Subscribed and sworn to before me, this 24th day of February, 2014.

Notary Public
My commission expires: 1-11-17

02-1401-48865

Address of New Owner:	Send Tax Bills to:	Tax Information
Paul Ross 836 Inverness Ave. Nashville TN 37204	New Owner	118-02-0-032.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Lisa Marie Davis, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Paul Ross, unmarried, hereinafter called the Grantees, their successors and assigns, a 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. 2, and the westerly 10 feet of Lot No. 3, on the Plan of Inverness Subdivision, of record in Book 843, Page 103, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Said Lot No. 2 and part of Lot No. 3 adjoin and front together 62 feet on the northerly margin of Inverness Avenue and run back between lines measuring 160.8 feet on the westerly line and 161 feet, more or less, on the easterly line to a dead line in the rear measuring 62 feet thereon.

Being the same property conveyed to James E. Davis and wife, Beulah L. Davis by deed from Edward P. Shaub and wife, Rena M. Shaub, dated November 16, 1965, recorded November 18, 1965, of record in Book 3960, Page 140, Register's Office for Davidson County, Tennessee. The said James E. Davis and wife, Beulah L. Davis both having since died. James E. Davis having predeceased Beulah L. Davis. Beulah L. Davis Left as her sole surviving heir Lisa Marie Davis. Affidavit of Inheritance of record in Instrument No. 20130705-0070020, said Register's Office. Affidavit as to Heirs being recorded simultaneously herewith of record in Instrument No. 20140228-0017319, said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 836 Inverness Ave., Nashville, TN 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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever

BILL GARRETT, Davidson County
Trans:T20140014096 DEEDWARR
Recvd: 02/28/14 11:11 2 pgs
Fees:13.00 Taxes:980.50

20140228-0017320

Revised 01202014

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 hand this 24th day of February, 2014.

Lisa Marie Davis

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Lisa Marie Davis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 24th day of February, 2014.

Notary Public
State of Tennessee at Large

My Commission expires 12/27/17

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON