WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20140028658 DEEDWARR
Recvd: 04/28/14 10:35 2 pgs
Fees: 13.00 Taxes: 375.55
20140428-0035346

GINA MIEHLICH
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 02-12-2018

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $101,500.00

Becca Mosley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 24th day of April, 2014

Gina M
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 9175 Carothers Parkway, Suite 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Chris Hughes	Cross Country Mortgage, Inc.	136 15 0B 047.00CO
(NAME)	(NAME)	
3401 Anderson Road, Unit 43	6850 Miller Rd	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Brecksville, OH, 44141	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Verta R. Mosley, now known as Verta R. Mosley Ross, a married person**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Chris Hughes and Christie Hughes, husband and wife**, hereinafter called the Grantees, their heirs 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, described as follows, to-wit:

Being Lot No. 43 on the plan of A Horizontal Property Regime (Private Element) Phase 2, Smith Springs Townhomes, Revision 1 of record in Instrument No. 20010629-0068937, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Carlton Laverene Ross, husband of Verta R. Mosley Ross hereby joins in this conveyance for the sole purpose of conveying any and all right, title and interest he may have in and to the subject property by reason of his marital status or otherwise.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved X property, known as 3401 Anderson Road, Unit 43, Antioch, TN 37013

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, has 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 our hands this **24th** day of **April, 2014**

Verta R. Mosley Ross

Verta R. Mosley Ross

Carlton Laverene Ross

Carlton Laverene Ross

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, **Verta R. Mosley Ross and Carlton Laverene Ross**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **24th** day of **April, 2014**

Notary Public

CHRIS CANTRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 5, 2015

My commission expires: _____

Return To:
Foundation Title & Escrow, LLC
2742 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122