WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140028659 DEEDWARR
Recvd: 04/28/14 10:38 2 pgs
Fees:13.00 Taxes:691.90
20140428-0035348

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 187,000.00

Affiant

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

Notary Public:

MY COMMISSION EXPIRES: 6/15/14
(AFFIX SEAL)

CONNIE J BUCHANAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Carlton L. Ross	First Liberty Financial Group, LLC	Parcel ID:
4420 Sandpiper Lane	9520 Ormsby Station Rd.; #20	164100A21400
Antioch, TN 37013	Louisville, KY 40223	

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, we

Thaddeus C. Lewis and wife, Nechica Lewis

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Carlton L. Ross and wife, Verta M. Ross
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, being all of Lot No. 135, on the Final Plat, Village Four, Summerfield, as shown by plat appearing of record in Instrument No. 20030401-0042979, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Thaddeus C. Lewis by deed from Southern Home Builders, LLC, a Tennessee limited liability company, of record in Instrument 20050216-0017573, said Register's Office, dated February 11, 2005.

This conveyance is subject to Restrictions and By-Laws of record in Book 10774, Page 945; Book 11588, Page 484 as amended in Book 11669, Page 376; Instrument 20010308-0021946; Instrument 20010504-0046260; Instrument 20030527-0071168; Instrument 20051103-0133360; Instrument 20050317-0029621; Instrument 20060724-0089079; Instrument 20060724-0089080; Instrument 20060724-0089081; Instrument 20060921-0117120; Book 11648, Page 660; Instrument 20010326-0028531,said Register's Office.

This conveyance is made subject to: (1) 2014 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Instrument 20030401-0042979 said Register's Office; (3) Easement to Bell South of record in Book 1141, Page 327, said Register's Office; (4) Storm Water Detention Agreement of record in Instrument 20000113-0004777 and Instrument 20050329-0033458, said Register's Office; (5) Sanitary Sewer Easement of record in Instrument 199912160303934 and Instrument 200008090079074, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 4420 Sandpiper Lane, 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, 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.

and the 24th day of April, 2014.

Witness my hand this 22nd day of April, 2014.

Thaddeus C. Lewis

Nechica Lewis

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Thaddeus C. Lewis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

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

My Commission Expires: 5/5/15

Notary Public

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Nechica Lewis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 22nd day of April, 2014.

My Commission Expires: 9-9-14

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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