This instrument prepared by and after recording return to:

Bell Title, LLC
1616 Westgate Circle
Brentwood, Tennessee 37027

Davidson County DEEDWARR
Recvd: 05/05/14 12:00 3 pgs
Fees:18.00 Taxes:481.00
20140505-0037942

WARRANTY DEED

****

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL
Elizabeth Elaine Ross **4816 Humber Drive** **Nashville, Tenn. 37211**	**New Owner**	**147-4-45**

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That **Jonathan E. Haag and wife, Kathleen A. Haag** (herein called the "Grantor"), for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration to the Grantor in hand paid by **Elizabeth Elaine Ross** (herein called the "Grantees"), the receipt and sufficiency of which are hereby acknowledged, have **GRANTED, SOLD AND CONVEYED**, and by these presents do **GRANT, SELL AND CONVEY**, unto the Grantees, that certain tract or parcel of real property situated in Davidson County, Tennessee, described below together with all and singular the rights, benefits, privileges, easements, tenements and appurtenances pertaining thereto, including any right, title and interest of the Grantors in and to adjacent streets, roads, alleys, improvements, buildings and fixtures located thereon (said land, together with such rights, benefits, privileges, tenements and appurtenances, and improvements, buildings and fixtures being hereinafter collectively called the "Property"):

Land in Davidson County, Tennessee. being Lot No. 115 on the Plan of Section Two, Beverly Heights, of record in Book 2331, Page 42, Register's Office of said county, to which reference is hereby made for a more particular description.

Being the same property conveyed to Jonathan E. Haag and wife, Kathleen A. Haag, by deed from Estellee Young Sullivan dated 5/24/06 of record in Instrument No. 200605250061573, Register's Office of Davidson County, Tennessee.

This is improved property which bears the address of: 4816 Humber Drive, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD the Property, together with all and singular rights and appurtenances thereto in anywise belonging, as aforesaid, unto the Grantees, its successors and assigns, forever, subject to those matters as set forth herein.

The Grantors, for itself and their heirs, successors and assigns covenant with the Grantees that the Grantors are lawfully seized of a good, absolute and individual estate in fee simple of the Property, subject only to those matters as set forth herein; that the Grantors have good right and lawful authority to sell and convey the property; that the Grantors have done no act to encumber the Property; and that the Grantees shall have quiet possession of the Property; and the Grantors do hereby bind themselves, their successors and assigns, to **WARRANT AND FOREVER DEFEND** all and singular the Property unto the Grantees, their successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this Warranty Deed is executed by the Grantors as of this, the _____ day of **May, 2014.**

Jonathan E. Haag by power of attorney in fact
Jonathan E. Haag
by George Porcella, Attorney-in-Fact

Kathleen A. Haag by George Porcella attorney in fact
Kathleen A. Haag
by George Porcella, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 2nd day of May, 2014, personally appeared before me, the undersigned, **George Porcella**, with whom I am personally acquainted, and who acknowledged that he/she executed the within instrument for the purposes therein contained and who further acknowledged that she is the "attorney-in-fact" of **Jonathan E. Haag and Kathleen A. Haag,** and is authorized by them to execute this instrument on their behalf, as their free act and deed.

Witness my hand and official seal at office at Brentwood, Tennessee, on this 2nd day of **May, 2014.**

Notary Public

Commission Expires: 5-30-15

State of TENNESSEE
County of WILLIAMSON

The actual consideration or value for this property (whichever is greater) is **$130,000.00**.

Sworn to and subscribed before me this 2nd day of **May, 2014.**

Affiant

Notary Public

My Commission Expires: 12-6-16

CHARLES A. SULLIVANT, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires

True Copy Certification

I, Charles A. Sullivant, Jr., do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Mark B. Leedom, a notary public for this county and state, Charles A. Sullivant, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/11/17
Notary' Seal (if on paper)

