(2)

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $399,900.00

Lauren Gingles
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 29TH DAY OF MAY, 2014.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

CHAD I. PEARMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 06-21-2016

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 14-6891C GINGLES

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Lauren Gingles	same	081-08-238.00
1822 A 6th Avenue North		
Nashville, TN 37208		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

DAVID SHAUB AND TONY ROSS AND WIFE JANET ROSS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

LAUREN GINGLES, UNMARRIED

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 1822 A 6th Avenue North, Nashville, TN 37208

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 hand on the 29th day of May, 2014.

David Shaub

Tony Ross by Janet Ross attorney-in-fact
Tony Ross by Janet Ross, attorney-in-fact

Janet Ross
Janet Ross

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On the 29th day of May, 2014, before me, the undersigned, a Notary Public in a for said County and State, personally appeared Janet Ross, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged executing the within instrument on behalf of Tony Ross for the purposes therein contained, and who further proved to me to be the Attorney In Fact for and authorized to execute this instrument on behalf of Tony Ross.

Witness my hand and official seal at Franklin, Tennessee.

Notary Public_____
My Commission Expires:_____

CHAD I. PEARMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 06-21-2016

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, David Shaub and Janet Ross, the bargainor(s), 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 at Franklin, Tennessee, this 29th day of May, 2014.

Notary Public_____
My Commission Expires:_____

CHAD I. PEARMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 06-21-2016

file # 14-6891C GINGLES

BILL GARRETT, Davidson County
Trans: T20140038799 DEEDWARR
Recvd: 06/03/14 13:05 2 pgs
Fees: 13.00 Taxes: 1479.63

20140603-0047892

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Unit A, 1822 6TH AVENUE NORTH TOWNHOMES, as shown on plat of record in Exhibit "B" of Instrument No. 20131101-0113379, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Warranty Deed from Amy E. Fulbright Arnold and husband Travis Arnold to David Shaub, a 1/2 undivided interest as tenants in common and Tony Ross and wife Janet Ross, a 1/2 undivided interest as tenants in common as recorded on the 21st day of October, 2013 in Instrument No. 20131021-0109695 and Warranty Deed from Tim Forsman, unmarried to Amy E. Fulbright, unmarried as recorded on the 28th day of February, 2008 in Instrument No. 20080228-0019622, in the Register's Office of Davidson County, Tennessee.

This instrument is being executed in behalf of Tony Ross pursuant to a power of attorney executed by the same on the 05/29/2014, and being filed for in Instrument # 20140603-0047891, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

a. County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of 1822 6TH AVENUE NORTH TOWNHOMES, as recorded in Exhibit "B" of Instrument No. 20131101-0113379, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing 1822 6TH AVENUE NORTH TOWNHOMES Condominium of record in Instrument No. 20131101-0113379; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

e. Affidavit of Notary recorded at Instrument No. 20131218-0127662. (Re: Deed of Trust Language)