Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF Sumner
The actual consideration or value, whichever is greater, for this transfer is $154,000.00

TAMMY MORRIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Affiant

Subscribed and sworn to before me, this 29 day of July, 2014.

Notary Public
My commission expires: 3-20-18

05-1406-66311

Address of New Owner:	Send Tax Bills to:	Tax Information
Robert James & Sabrina Rossi 325 Witham Court Goodlettsville TN 37072	PrimeLending, a PlainsCapital Co. 18111 Preston Road, Suite 900 Dallas, TX 75252	026-03-0-009.00

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, Toby L. Jones, an unmarried woman, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Robert James, unmarried and Sabrina Rossi, unmarried, as tenants in common with right of survivorship 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. 311, on the Plan of Windsor Green, Phase II, Section III, of record in Book 6900, Page 845, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Toby L. Jones by deed from Charles B. Kandul and wife, Kelli A. Kandul, dated June 28, 2002, recorded July 5, 2002, of record in Instrument No. 20020705-0080756, Register's Office for Davidson County, Tennessee.

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 325 Witham Court, Goodlettsville, TN 37072

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 defend the title to said land to 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.

BILL GARRETT, Davidson County
Trans:T20140055612 DEEDWARR
Recvd: 07/31/14 12:03 2 pgs
Fees:13.00 Taxes:569.80
20140731-0068358

. WITNESS my hand this 29th day of July, 2014.

Toby L. Jones

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Toby L. Jones, 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 Goodlettsville, TN, this 29th day of July, 2014.

Hutch Henderson
State of Tennessee at Large

My Commission expires: 04/17/16