WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140080899 DEEDWARR
Recvd: 10/27/14 15:59 2 pgs
Fees:13.00 Taxes:776.63
20141027-0099052

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $209,900.00

Kristen Booth
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF OCTOBER, 2014

Notary Public

MY COMMISSION EXPIRES: 7-3-17
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Elizabeth C. McManus	SHBC MORTGAGE CORP.	
(NAME)	(NAME)	
1208 A Kirkwood Ave.	9311 SAN PEDRO AVE, SUITE 100	118-01-00D001-00 CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	SAN ANTONIO, TX 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **TIMOTHY ROSS AND WIFE, JAN E. HARRIS**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ELIZABETH C. MCMANUS, AN UNMARRIED WOMAN**, 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 Unit No. 81 A on the Plan of Kirkwood Townhomes, a horizontal property regime with Private Elements as shown on Exhibit "C" to the Declarations of Covenants, Conditions and Restrictions of record in instrument No. 20070524-0062286, being located upon Lot No. 81 on the Plan of Victoria Place of record in Book 332, Page 10, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof

Being the same property conveyed to Timothy Ross by Deed from Justin W. Rogers, a married man and Renee B. Leymon, an unmarried woman as recorded on the 17th day of August, 2007 in Instrument No. 20070817-0098368, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed by Quit Claim Deed from Timothy Ross to Timothy Ross and wife, Jan E. Harris as recorded on the 27th day of September, 2010 in Instrument No. 20100927-0076824, said Register's Office.

This conveyance is subject to (a) 2014 real property taxes; (b) all matters appearing on the plan of record in Plat Book 332, Page(s) 10, said Register's Office; and (c) restrictive covenants of record in Instrument No. 20070524-0062286, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 1208 A Kirkwood Ave., Nashville, TN 37212

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

Witness our hands this 22 day of October, 2014.

Timothy Ross

Timothy Ross

Jan E. Harris

Jan E. Harris

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 Timothy Ross and Jan E. Harri , the bargainors, 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 Nashville, Tennessee this 22nd day of October, 2014.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015