WARRANTY DEED

JENNIFER CROWELL
STATE OF TENNESSEE NOTARY PUBLIC
LEWIS COUNTY

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $157,000.00

Brittany Gewns
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of November, 2014

Jennifer Crowell
Notary Public

MY COMMISSION EXPIRES: 2/24/16

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lehman Title & Escrow, LLC, 1646 Westgate Circle, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Rosana Elizabeth Gambino	New Owner	05800019200
(NAME)	(NAME)	
4457 Eatons Creek Rd.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37128		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Estate of Billie Faye Ames, Scott Ames aka Loren Scott Ames, Daniel Matthew Ames, and Loren Scott Ames, Trustee of The Tony Dwain Ames Trust created under The Last Will and Testament of Bille Faye Ames filed of record in the Seventh Circuit Court for Davidson County, Tennnessee Docket No. 14P732, as devisees under the Last Will and Testament of Billie Faye Ames,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Rosana Elizabeth Gambino and Jerilyn Nancy Sawyer,*** 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: *Joint Tenants With Rights of Survivorship

SEE EXHIBIT "A" ATTACHED HERETO

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☑ property, known as 4457 Eatons Creek Rd., Nashville, TN 37128
(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.

Initials SA SA LSA

BILL GARRETT, Davidson County
Trans:T20140087664 DEEDWARR
Recvd: 11/21/14 08:44 3 pgs
Fees:18.00 Taxes:580.90
20141121-0107224

Witness my/our hands this 13th day of November, 2014.

Estate of Billie Faye Ames
by: Scott Ames, Executor
Scott Ames, Executor

Scott Ames a/k/a Loren Scott Ames
Scott Ames a/k/a Loren Scott Ames

Daniel Matthew Ames
Daniel Matthew Ames

LOREN SCOTT AMES, TRUSTEE OF THE TONY DWAIN AMES TRUST
Loren Scott Ames, Trustee of The Tony Dwain Ames Trust
Loren Scott Ames
Trustee

State of WASHINGTON
County of Snohomish

Personally appeared before me Scott Ames a/k/a Loren Scott Ames, individually and as Executor for the Estate of Billie Faye Ames, with whom I am personally acquainted, and who acknowledged that executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 11th day of November, 2014.
Kendra A Santos
Notary Public Kendra A Santos
My Commission Expires: 6/29/18

KENDRA A. SANTOS NOTARY PUBLIC STATE OF WASHINGTON COMMISSION EXPIRES 6-29-18

STATE OF WASHINGTON
COUNTY OF Snohomish

Personally appeared before me Daniel Matthew Ames, with whom I am personally acquainted and who acknowledged that he executed the foregoing instrument for purposes therein contained.

Witness my hand and seal this the 11th day of November, 2014.
Kendra A Santos Kendra A Santos
Notary Public
My Commission Expires: 6/29/18

KENDRA A. SANTOS NOTARY PUBLIC STATE OF WASHINGTON COMMISSION EXPIRES 6-29-18

STATE OF WASHINGTON
COUNTY OF Snohomish

Personally appeared before me Loren Scott Ames as Trustee of The Tony Dwain Ames Trust, with whom I am personally acquainted and who acknowledged that he executed the foregoing instrument for purposes therein contained.

Witness my hand and seal this the 11th day of November, 2014.
Kendra A Santos Kendra A Santos
Notary Public

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KENDRA A. SANTOS NOTARY PUBLIC STATE OF WASHINGTON COMMISSION EXPIRES 6-29-18

EXHIBIT "A"
LEGAL DESCRIPTION

Land in the First Civil District of Davidson County, Tennessee, beginning at a stake in the center of Eatons Creek, said stake being the southwest corner of the Harold Glaus tract, the southeast corner of the Arlene Johnson tract and the northwest corner of the Elsie Carrington tract; thence North 85° West 898.5 feet and crossing the Eatons Creek Road, to a 24" ash tree; thence South 5° West 157.5 feet to a 48" ironwood tree; thence South 87° 30' East 943.5 feet and crossing again to the Eatons Creek Road to a stake in the center of Eatons Creek; thence along the center of Eatons Creek, running generally North 1° East 137.5 feet to the point of beginning.

Included but expressly Excluded from the above legal description is that portion of property conveyed to the State of Tennessee by Warranty Deed dated June 11, 1991 and recorded June 13, 1991, of record in Book 8373, page 820, Register's Office for Davidson County, Tennessee.

Also, INCLUDED but expressly EXCLUDED from the above legal description is that portion of property conveyed to E.R. Rutherford by Quitclaim Deed dated October 7, 2002, and recorded October 8, 2002, of record in Instrument Number 20021008-0122741, re-recorded in instrument 20030314-0122741Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Billie Faye Ames in fee simple with reservation of a life estate for benefit of Roberta Fitts of record in Book 8681, page 581, Recorded July 22, 1992, Register's Office for Davidson County, Tennessee. The said Roberta Fitts having since died. The said Billie Faye Ames died on March 14, 2014 and by her Last Will and Testament filed as Probate Docket Number 14P-732 in the Seventh Circuit Court for Davidson County, Tennessee, devised the subject property to The Tony Dwain Ames Trust, Daniel Matthew Ames and Loren Scott Ames. Further Loren Scott Ames a/k/a Scott Ames was appointed Executor of the Estate of Billie Faye Ames, by Order of Probate Court filed May 7, 2014.

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