(2)

BILL GARRETT, Davidson County
Trans:T20140095705 DEEDWARR
Recvd: 12/22/14 14:51 2 pgs
Fees:13.00 Taxes:362.60
20141222-0117013

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

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $98,000.00

Matt Shanklin
Affiant

Subscribed and sworn to before me, this 17th day of December, 2014.

PAM S. HOUSER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2016

Notary Public
My commission expires:

05-1411-66438

Address of New Owner:	Send Tax Bills to:	Tax Information
Chandler Ross 160 Westfield Drive Nashville TN 37221	SAME	128-13-0-A-160.00-CO

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, James W. Fuller, Jr., hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Chandler Ross and Crystal Ross, husband and wife, 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 Unit No. 160, on the Plan of Westfield Condominiums, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 6678, Page 771; as amended in Book 6736, Page 110; Book 6801, Page 962; Book 6831, Page 982; and Book 7271, Page 256, Register's Office for said County, to which plan reference is hereby made for a more complete description, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit "C" of said Master Deed. Reference is hereby made to the Plat of Westfield Condominiums set forth as Exhibit "D" of said Amendment to the Master Deed of record in Book 6831, Page 982, in said Register's Office, for a complete and accurate description of said Unit.

Being the same property conveyed to James W. Fuller, Jr., unmarried, by deed from George Gianikas, Trustee, dated November 28, 1986, recorded December 4, 1986, of record in Book 7059, Page 301, Register's Office for Davidson County, Tennessee.

This instrument is being executed pursuant to a power of attorney of record in Instrument # 20141222-0117012, Davidson County Register's Office.

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 160 Westfield Drive, Nashville, TN 37221

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.

x

WITNESS my hand this 17th day of December, 2014.

X James W Fuller, Jr. by Brenda Carol Wood his attorney in fact

James W. Fuller, Jr., by
Brenda Carol Wood, his attorney in fact

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 Brenda Carol Woods, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney in fact for James. W. Fuller, Jr., and that she is authorized by James W. Fuller, Jr. to executed this instrument on his behalf.

Witness my hand in Franklin, TN, this 17th day of December, 2014.

X _____

State of Tennessee at Large

My Commission expires: 4/17/16

HUTCH HENDERSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY