(2)

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150034213 DEEDWARR
Recvd: 05/05/15 08:45 2 pgs
Fees:13.00 Taxes:340.40

20150505-0040548

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $92,000.00

Coreen Newcomb
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of May, 2015

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

WILLIAMSON COUNTY NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires 03-23-2019

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Chase Matthew Ford	Franklin American Mortgage Company	108-07-0-B-044.00 CO
(NAME)	(NAME)	
144 North Timber Drive	501 Corporate Centre Drive, Suite 400	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Franklin, TN 37067	
(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, **Stanley Craig Ross, Jr. and Emily Jones Ross, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Chase Matthew Ford, an unmarried man,** 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 44, BUILDING C, TIMBER LAKE CONDOMINIUM, AS ESTABLISHED UNDER MASTER DEED OF RECORD IN BOOK 6549, PAGE 475, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH MASTER DEED REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID UNIT.

BEING THE SAME PROPERTY CONVEYED TO STANLEY CRAIG ROSS JR. AND EMILY JONES ROSS, HUSBAND AND WIFE, BY WARRANTY DEED FROM NGOC-ANH THI HOANG, A SINGLE PERSON, DATED AUGUST 26, 2010, OF RECORD IN INSTRUMENT NO. 20100827-0068056, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to the following: Taxes for the year 2015, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Book 6250, page 219; Master Deed establishing a Horizontal Property Regime of Timber Lake Condominium, of record in Book 6549, page 475, amended in Book 6561, page 141; Articles of Incorporation/ Charter of record in Book 6546, page 947; Easement for sewer/ storm drainage of record in Book 5856, page 80; Easement for cable television of record in Book 6587, page 204; Easement and right of entry agreement of record in Book 10262, page 46; Deed to Metro for sewer of record in Book 7097, page 154; Deed to Metro for water main of record in Book 7097, page 120; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 144 North Timber Drive, Nashville, TN 37214
(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 this 1st day of May, 2015.

Stanley Craig Ross, by Holly Vennum, his Attorney-in-Fact

Stanley Craig Ross, Jr., by Holly Vennum, his Attorney-in-Fact

Emily Jones Ross, by Holly Vennum, her Attorney-in-Fact

Emily Jones Ross, by Holly Vennum, her Attorney-in-Fact

State of Tennessee
County of Williamson

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared **Holly Vennum**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the Attorney-in-Fact for **Stanley Craig Ross, Jr. and Emily Jones Ross**, the within named bargainors, and that she as such Attorney-in-Fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the names of **Stanley Craig Ross, Jr. and Emily Jones Ross**, the within named bargainors by the said **Holly Vennum** as such Attorney-in-Fact.

WITNESS my hand and official seal at Franklin, Tennessee, this 1st day of May, 2015.

Notary Public
My Commission Expires:

BRYAN D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-12-2016

File No.: 20423