WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150037906 DEEDWARR
Recvd: 05/15/15 11:51 2 pgs
Fees: 13.00 Taxes: 1813.00
20150515-0044884

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $490,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 12TH DAY OF MAY, 2015.

NOTARY PUBLIC

MY COMMISSION EXPIRES My Commission Expires MAR. 7, 2017

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 15-7515 JACKSON CP

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Marilyn Jackson and Edward S. Jackson	same	082050L00200CO
1720 4th Avenue N A2		
Nashville, TN 37208		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

DAVID L. SHAUB AND TONY L. ROSS AND WIFE JANET M. ROSS*

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

MARILYN JACKSON AND HUSBAND EDWARD S. JACKSON

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 1720 4th Avenue N A2, Nashville, TN 37208

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 hand on the 12th day of May, 2015.

David L. Shaub

Tony L. Ross by Janet M. Ross attorney in fact
Tony L. Ross by Janet M. Ross, attorney-in-fact

Janet M. Ross
Janet M. Ross

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On the 12th day of May, 2015, before me, the undersigned, a Notary Public in a for said County and State, personally appeared Janet M. Ross, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged executing the within instrument on behalf of Tony L. Ross for the purposes therein contained, and who further proved to me to be the Attorney In Fact for and authorized to execute this instrument on behalf of Tony L. Ross.

Witness my hand and official seal at Franklin, Tennessee

Notary Public
My Commission Expires:

CHAD I. PEARMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 06-21-2016

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 David L. Shaub and Janet M. Ross, the bargainor(s), 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 Franklin, Tennessee, this 12th day of May, 2015.

Notary Public
My Commission Expires:

CHAD I. PEARMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 06-21-2016

file # 15-7515 JACKSON CP

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Unit A-2, 1720 4TH AVENUE NORTH TOWNHOMES, a Horizontal Property Regime with Private Elements, as established by Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20140515-0041644, and as shown on the plat recorded as Exhibit "B" of said Declaration, in the Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Being the same property conveyed by Warranty Deed from David L. Petty, an unmarried man to David L. Shaub, a 1/2 undivided interest and Tony L. Ross and wife, Janet M. Ross, a 1/2 undivided interest as tenants in common as recorded on the 3rd day of April, 2014 in Instrument No. 20140403-0027798 and Warranty Deed from Michael S. Kaszyski and wife, Dorothy G. Kaszyski to David L. Petty, Unmarried Person as recorded on the 3rd day of May, 1989 in Deed Book 7832, Page 198, in the Register's Office of Davidson County, Tennessee.

*THE GRANTOR'S OWNERSHIP OF THE PREMISES IS FOR INVESTMENT PURPOSES ONLY; THE PREMISES IS NOT THE PRINCIPLE RESIDENCE OF THE GRANTOR AND/OR THE GRANTOR'S SPOUSE.

This instrument is being executed in behalf of Tony L. Ross pursuant to a power of attorney executed by the same on the 05/08/2015, and being filed for in Instrument # 20150515-0044883, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

a. County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat recorded in Plat Book 21, Page(s) 7 and Exhibit "B" of Instrument No. 20140515-0041644, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20140515-0041644, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

e. Terms and provisions of by-Laws recorded in Exhibit "D" of Instrument No. 20140515-0041644.

f. Charter of 1720 4th Avenue North Townhomes Corporation recorded at Instrument No. 20140515-0041644.