WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150039356 DEEDWARR
Recvd: 05/20/15 14:09 2 pgs
Fees: 13.00 Taxes: 638.25

20150520-0046672

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $172,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of May, 2015.

Notary Public

MY COMMISSION EXPIRES: 5/3/16

(AFFIX SEAL)

KIMIE PERRY NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY COMMISSION EXPIRES 5-3-2016

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
WJF, LLC	WJF, LLC	064160D11400
(NAME)	(NAME)	
11948 E. Gold Dust Ave	11948 E. Gold Dust Ave	
(ADDRESS)	(ADDRESS)	
Scottsdale, AZ 85259	Scottsdale, AZ 85259	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Pamela Elmore Ross**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **WJF, LLC**, hereinafter called the GRANTEE(S), their heirs and/or 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 all of Lot 272 on the Plan of Section Three, Truxton Park, R10 Cluster Lot Subdivision of record in Plat Instrument No. 20011024-0116272, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Pamela Elmore, an unmarried woman by Warranty Deed from Beazer Homes Corp., d/b/a Phillips Builders, a Tennessee Corporation, dated 04/25/2002 recorded 05/02/2002, of record in Instrument No. 20020502-0053822, in the Register's Office for Davidson County, Tennessee. Pamela Elmore having since married and is now known and one and the same as Pamela Elmore Ross.

This conveyance is subject to: (1) All matters shown on the plat of record in Plat Instrument No. 20011024-0116272; (2) Covenants, conditions, easements and restrictions of record in Instrument No. 200010300107559, as amended of record in Instrument No. 200201230009419; (3) Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Instrument No. 200012080121300; (4) Easement of record in Book 4910, Page 838; (5) Storm Water Detention Agreement of record in Instrument No. 200008240083612; (6) Storm Water Detention Agreement of record in Instrument No. 200205280064319; (7) Charter of record in Instrument No. 200011010108603; (8) By-Laws of record in Instrument No. 200011010108604; (9) QuitClaim Deed to The Homeowners' Association of record in Instrument No. 200503110027269; (10) Ingress and Egress rights described in deed of record in Book 5699, Page 537, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (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, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 2212 Crescent Valley Lane, Hermitage, TN 37076

(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 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 my hand this 15th day of May, 2015.

Pamela Elmore Ross

Pamela Elmore Ross

State of Tennessee
County of Wilson

Personally appeared before me Pamela Elmore Ross, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 15th day of May, 2015.

Notary Public
My Commission Expires: 8-14-17

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

MARILYN C. NEWMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY