BILL GARRETT, Davidson County
Trans:T20150088554 DEEDWARR
Recvd: 10/19/15 08:42 2 pgs
Fees:12.00 Taxes:0.00
20151019-0105804

THIS INSTRUMENT PREPARED BY:
Paul C. Hayes
Howard Mobley Hayes & Gontarek, PLLC
2319 Crestmoor Road
Nashville, Tennessee 37215
(615) 627-4444

WARRANTY DEED

Consideration Certificate

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0. Pursuant to Tenn. Code Ann. § 67-4-409(a)(3)(F), the transfer of the property described herein is exempt from the Tennessee Realty Transfer tax.

DAVID M. ROSS, as Trustee, Affiant

Subscribed and sworn to before me,
this 14th day of October, 2015.

Notary Public
My Commission Expires: 9-11-2017

MARY GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 11, 2017

Address of New Owner:	Send Tax Bills to:	Map-Parcel Number:
David M. Ross, Trustee of the David M. Ross Revocable Trust u/a dated October 14, 2015 4515 Wayland Drive Nashville, TN 37215	David M. Ross, Trustee of the David M. Ross Revocable Trust u/a dated October 14, 2015 4515 Wayland Drive Nashville, TN 37215	Map: 104-8 Parcel: 216

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and for other good and valuable consideration, the receipt and sufficiency of which is acknowledged, I, **David M. Ross,** ("Grantor"), have bargained and sold, and by these presents do transfer and convey a fee simple interest unto **David M. Ross, Trustee of the David M. Ross Revocable Trust u/a dated October 14, 2015,** its successors and assigns (the "Grantee"), all of my right, title and interest in and to certain real property located in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 9 in the subdivision of Lot on Block No. 34 of O B Hayes Plan of Large Lots in the City of Nashville, Tennessee.

Said Lot No. 9 fronts 55 feet on the Westerly side of Seventeenth Avenue South (Formerly Addison Street) and runs back between parallel lines 156 ½ feet, more or less, to an alley.

Being the same property conveyed to David M. Ross by Deed from Lil J. Hall, dated July 28, 1986, of record in Book 6933, page 436, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 1231 17th Avenue South, Nashville, Tennessee.

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title, and interest thereto belonging to said Grantee, its successors and assigns, forever; and Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, his successors and representatives, to warrant and forever defend the title to said land to Grantee, their successors and assigns, against the lawful claims of all persons whomsoever.

This deed was prepared without the benefit of a title search and uses the legal description for the property herein conveyed as reflected in the deed of conveyance to the Grantor. The property is conveyed subject to such limitations, restrictions, easements and encumbrances as may affect the subject property.

WITNESS my hand this 14th day of October, 2015.

DAVID M. ROSS

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **DAVID M. ROSS**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal on this 14th day of October, 2015.

MARY GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 11, 2017

Notary Public
My Commission Expires: 9-11-2017