27669-8

Box 14

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150107473 DEEDWARR
Recvd: 12/21/15 11:53 2 pgs
Fees:13.00 Taxes:438.27
20151221-0127954

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$118,450.00.**

Affiant

Subscribed and sworn to before me, this the 18th day of December, 2015.

Notary Public

My commission expires: 2/13/17

(AFFIX SEAL)

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Michael Wissel **Dallas Monday, Jr.**	**New Owner(s)**	**Map 091-09-0 Parcel 001-00**
2008 Woodlake Court		
Nashville, TN 37214		

FOR AND IN 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,

Megan Ross, an unmarried woman

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

Michael F. Wissel, as to an undivided one (1.0%) percent, and Dallas W. Monday, Jr., as to an undivided ninety-nine (99.0%) percent, as tenants in common

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:

Tract I: Land in Davidson County, Tennessee, being the southerly 50 feet of Lot No. 4 on the plan of a subdivision of Lot No. 28 and part of Lot No. 30 on the B.F. Cockrill Estate and the easterly 6 feet of a closed alley immediately west of said part of said lot as of record in Book 332, Page 2, of said Register's Office, and described according to a survey by Barry Greer and Associates, Surveyors, dated April 5, 1977, as follows:

Said part of Lot No. 4 and part of said alley front 50 feet on the westerly side of Ries Avenue (or Street) and extend back 146 feet between parallel lines to a dead line in the rear measuring 50 feet thereon.

Tract II: Land in Davidson County, Tennessee, being the northerly one-half of a twelve foot alley which runs, or previously ran, in an east-to-west orientation between (a) the northern boundary of Lot No. 1 on the plan of subdivision of Lot No. 28 and part of Lot No. 30 of the B. F. Cockrill Estate, as shown on the plat of record in Plat Book 332, page 2, Register's Office for Davidson County, Tennessee, and (b) the southerly boundary of Lot No. 4 on said plan of subdivision. The said twelve foot alley, together with additional parts of the same alley, and another alley, was closed by Metropolitan Ordinance No. 64-325 which was enacted in 1964.

The said northerly one-half of the twelve foot alley fronts 6 feet, more or less, on the west margin of Ries Avenue, and runs back between parallel lines which themselves run parallel to the southern boundary of the said Lot 4, a distance of 90 feet, more or less, to the eastern margin of the property known as Map/Parcel No. 09012005700 on the tax maps of Metropolitan Nashville and Davidson County.

Tract I: Being the same property conveyed to Megan Ross, an unmarried woman, by Deed dated May 21, 2015 from Randy D. Beckham, an unmarried man, of record in Instrument No. 20150601-0050122, Register's Office for Davidson County, Tennessee.

Tract II: Being part of the same property conveyed to D223, LLC by Deed dated November 8, 2013 from Clare L. Branson and Blake T. Branson of record in Instrument No. 20131112-0116635 and further being all of the same property conveyed to Megan Ross by Quitclaim Deed dated November 13, 2015 from D223, LLC, a Tennessee limited liability company, of record in Instrument No. 20151113-0115637, Register's Office for Davidson County, Tennessee, and Scrivener's Affidavit of record in Instrument No. 20151120-0117931, said Register's Office.

Conveyance of the above described parcel is subject to the following: 1) The Plan of record in Plat Book 332, Page 2, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2) Easements retained in the alley closing of record in Ordinance No. 64-325, Metro County Clerk's Office. 3) Taxes for the current year, which have been prorated and assumed by the Grantee herein.

This is improved (__x__) Unimproved (____) property, known as **603 Ries Avenue, Nashville, TN 37209**

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 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 my/our hand(s) this **18th** day of **December, 2015.**

Megan Ross

Megan Ross

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Megan Ross,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **18th** day of **December, 2015.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 2/13/17