BILL GARRETT, Davidson County
Trans: T20160012955 DEEDWARR
Recvd: 02/17/16 10:00 2 pgs
Fees: 13.00 Taxes: 732.60

20160217-0014810

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $198,000.00

Affiant

Subscribed and sworn to before me, this 12th day of February, 2016.

Notary Public

My commission expires: 8/23/16

LINDSEY G. BOSWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Christina Teeple	**New Owner**	**06106000900**
503 Broadmoor Drive	**711 Marswen Dr**	
Nashville, TN 37216	**Nashville, TN 37216**	

FOR AND IN 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 ACKNOWLEDGE, WE,

William Scott Ross, single

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

Christina Teeple, unmarried

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 Lot No. 157 on the Plan of Gra-Mar Acres, Section Six, of record in Book 2331, page 43, Register's Office for Davidson County, Tennessee.

Said Lot No. 157 fronts 148.0 feet on the northerly margin of Broadmoor Drive and extends back 350.0 feet on the easterly line and 385.7 feet on the broken westerly line to a dead line in the rear, measuring 25.0 feet thereon.

Being the same property conveyed to Teresa K. Ross and son, William Scott Ross, and Doyle Thomas Millsaps, as Joint Tenants with Rights of Survivorship, by quitclaim deed from Doyle Thomas Millsaps dated September 3, 2012 of record in Instrument No. 20120910-0081849, Register's Office for Davidson County, Tennessee. Doyle Thomas Millsaps died on 1/10/13 and Teresa K. Ross died on 3/28/15 leaving William Scott Ross as the surviving tenant.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 503 Broadmoor Drive, Nashville, TN 37216.

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 in 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 12th day of February, 2016.

William Scott Ross

STATE OF Georgia

COUNTY OF Bryan

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

Witness my hand, at office, this 12th day of February, 2016.

Notary Public

My Commission Expires: Feb 6, 2018

KYNDALL A. CURL
NOTARY
My Comm. Exp.
Feb. 6, 2018
PUBLIC
CHATHAM COUNTY, GA