BILL GARRETT, Davidson County
Trans:T20160015421 DEEDWARR
Recvd: 02/25/16 09:11 2 pgs
Fees:13.00 Taxes:1787.10
20160225-0017873

This instrument prepared by: Joan M. Brady, Attorney
449 Taft Avenue
Glen Ellyn, Illinois 60137

WARRANTY DEED

THIS INDENTURE, made this 23day of February , A.D., 2016 , by and between

Paul Ross An unmarried person

First Parties, and

Christopher J. Hudson and
Emily M. Weinberg

Second Parties,

WITNESSETH: That said First Parties, for and in consideration of the sum of ----------One and NO/100----------Dollars ($1.00), and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to-wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 2, AND THE WESTERLY 10 FEET OF LOT NO. 3, ON THE PLAN OF INVERNESS SUBDIVISION, OF RECORD IN BOOK 843, PAGE 103, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

SAID LOT NO. 2 AND PART OF LOT NO. 3 ADJOIN AND FRONT TOGETHER 62 FEET ON THE NORTHERLY MARGIN OF INVERNESS AVENUE AND RUN BACK BETWEEN LINES MEASURING 160.80 FEET ON THE WESTERLY LINE AND 161 FEET, MORE OR LESS, ON THE EASTERLY LINE TO A DEAD LINE IN THE REAR MEASURING 62 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO PAUL ROSS, UNMARRIED, BY WARRANTY DEED FROM LISA MARIE DAVIS, RECORDED ON FEBRUARY 28, 2014, OF RECORD IN INSTRUMENT NUMBER 20140228-0017320, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

OWNER:
Christopher Hudson and Emily Weinberg
2801 Ransford Ave
Pacific Grove, CA 93950

RESPONSIBLE TAXPAYER:
New Owner

CLT # _____

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with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the said First Parties hereunder set their hands and seals the day and year first above written.

X _____ X 8/6/2015

Paul Ross

DOROTHY T. JARRETT STATE OF TENNESSEE NOTARY PUBLIC Exp. Mar. 23, 2019 WILLIAMSON COUNTY

✓STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, Paul Ross An unmarried person, 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, at office, this 6th day of August, 2015.

✓ Dorothy T. Jarrett Notary Public

My Commission Expires: 03/23/2019

I hereby swear or affirm that, the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 483,000.00. Affiant _____.

Subscribed and sworn to before me this 23rd day of February, 20 16.

My Commission Expires: Janderson

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018

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