Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #16-1398

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Sarah A. Green, unmarried,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Norbert O. Ross, an unmarried man,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A certain tract of parcel of land located in Davidson County, State of Tennessee, described as follows, to wit: Being Lot No. 12 of Meadow Rose Park, Section II, as of record in Book 2083, page 87, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Sarah A. Green, unmarried by deed from Ben Wright and Amy Wright, husband and wife, dated November 20, 2013, of record in Instrument No. 20131126-0121482, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 2802 Meadow Rose Drive, Nashville, TN 37206.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 9th day of December, 2016.

Sarah A. Green

Sarah A. Green

BILL GARRETT, Davidson County
Trans:T20160109021 DEEDWARR
Recvd: 12/12/16 15:27 2 pgs
Fees:13.00 Taxes:1102.86
20161212-0130164

State of Tennessee
County of Davidson)

On this 9th day of December, 2016, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Sarah A. Green, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 5/8/18

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 298,070.00.

Affiant

Sworn and subscribed before me on this the 9th day of December, 2016.

Notary Public

My Commission Expires: 8-4-2020

PATRICK B. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires August 4, 2020

NEW OWNER:
Norbert O. Ross
2802 Meadow Rose Drive
Nashville, TN 37206

RESPONSIBLE FOR TAX PAYMENT:
MORTGAGE INVESTORS GROUP
9320 E. WALKER SPRINGS LN. #200
KNOXVILLE, TN 37923

TAX MAP-PARCEL #:
83-8-210.00