BILL GARRETT, Davidson County
Trans:T20160111482 DEEDWARR
Recvd: 12/19/16 14:10 2 pgs
Fees:13.00 Taxes:1276.50
20161219-0133098

Prepared by:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $345,000.00.

Affiant

Subscribed and sworn to before me, this 13th day of December, 2016.

Notary Public
My commission expires: May 30, 2020

RYAN HUNTER ALSUP
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

06-1611-76604

Address of New Owner:	Send Tax Bills to:	Tax Information:
Joshua Grahe	GUARANTEED RATE INC	147-11-0-019.00
5000 Lewisdale Court	3940 N RAVENSWOOD	
Nashville TN 37211	CHICAGO, IL 60613	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Stephen W. Ross, married man**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Joshua Grahe and Yasmin Bahora, husband and wife**, hereinafter called the Grantees, their successors 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. 520, on the Plan of Whispering Hills, Section II-C (2-C), of record in Book 2663, Pages 66 and 67, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Stephen W. Ross, an unmarried man by deed from Janice L. Whitaker, a single woman, dated November 21, 2014, recorded November 24, 2014, of record in Instrument No. 20141124-0107863, Register's Office for Davidson County, Tennessee.

Erin Reynolds Ross, spouse of Grantor, joins in the execution of this instrument for the purpose of conveying her marital interests, if any, in the subject property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 5000 Lewisdale Court, Nashville, TN 37211.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 13th day of December, 2016.

Stephen W. Ross

Erin Reynolds Ross

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Stephen W. Ross and Erin Reynolds Ross,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 13th day of December, 2016.

Notary Public
State of Tennessee at Large

My Commission expires:

May 30, 2020

RYAN HUNTER ALSUP
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY