WARRANTY DEED

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File #0288-35324

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$184,000.00.**

Dee Walch
Affiant

Subscribed and sworn to before me this 23 day of January 2017

Notary Public
My Commission expires: April 13, 2019
(Affix Seal)

NANCY L. SCHNEIDER
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF WILLIAMSON

1 of 3

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Joshua Treece	BancorpSouth Bank	07108011400
2014 Jones Circle	P.O. Box 3356	
Nashville, TN 37207	Tupelo, MS 38803	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Anthony Rosso, unmarried**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Joshua Treece, a single man**, his heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 186 on the Map of Joywood Heights, Section I, as of record in Book 1130, Page 91, Register's Office for Davidson County, Tennessee.

Said Lot No. 186 fronts 55 feet on the westerly side of Jones Circle and runs back 142 feet on the northerly line and 151.5 feet on the southerly line to a dead line, measuring 66 feet thereon.

Being the same property conveyed to Constance R. Bailey from David R. Luster by Warranty Deed on December 20, 2000, of record in Instrument Number 20001220-0124905, Register's Office for Davidson County, Tennessee. Further conveyed to Anthony Rosso by Quitclaim Deed on May 28, 2014, of record in Instrument Number 20140528-0045719, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2017 and subsequent years a lien, but not yet due and payable.
- Subject to all matters as shown on the Plan of record in Plat Book 1130, Page 91, Register's Office for Davidson County, Tennessee.

This is improved property known as: **2014 Jones Circle, Nashville, TN 37207**

BILL GARRETT, Davidson County
Trans:T20170007511 DEEDWARR
Recvd: 01/26/17 09:48 2 pgs
Fees:13.00 Taxes:680.80
20170126-0008451

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this January 23, 2017.

Anthony Rosso

STATE OF Florida

COUNTY OF Palm Beach

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Anthony Rosso** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this January 23, 2017

Notary Public

My commission expires 3/19/19

TRACEY S MULARCHYK
MY COMMISSION # FF211869
EXPIRES March 19, 2019
FloridaNotaryService.com