WARRANTY DEED

REBECCA SHIELDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $534,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of April, 2017

Notary Public

MY COMMISSION EXPIRES: 3/8/2021

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lehman Title & Escrow, LLC, 1646 Westgate Circle, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Sheryl Staudacher	Sheryl Staudacher	105060I00200CO
(NAME)	(NAME)	BILL GARRETT, Davidson County
455 2nd Ave S	455 2nd Ave S	Trans:T20170029505 DEEDWARR
(ADDRESS)	(ADDRESS)	Recvd: 04/07/17 11:32 2 pgs
Nashville, TN 37201	Nashville, TN 37201	Fees:13.00 Taxes:1979.13
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	20170407-0034252

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Eric T. Ross, unmarried,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Sheryl Staudacher, 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 Unit B, on the plan of Hamilton House, filed as Exhibit "C", to and established by the Declaration of Covenants, Conditions and Restrictions for Hamilton House Homeowner's Association of record in Instrument No. 201509230096857, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description of said Unit.

Being part of the same property conveyed to Eric T. Ross by Warranty Deed dated 07/27/2015 from Vernice Brown Scruggs, an unmarried man of record in Instrument No. 201508030076357, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☑ property, known as 1505 Ridley Blvd, Nashville, TN 37203
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 is 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 hands this 5th day of April, 2017.

Eric T. Ross

State of Tennessee
County of Williamson

Personally appeared before me Eric T. Ross, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 5th day of April, 2017.

Notary Public
My Commission Expires: 2/29/2020

WHITNEY LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File No.: 11938