Davidson County DEEDWARR
Recvd: 04/13/17 12:58 4 pgs
Fees:23.00 Taxes:536.50
20170413-0036295

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway Suite 140
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $145,000.00.

Affiant

Subscribed and sworn to before me, this 11th day of April, 2017.

Notary Public
My commission expires: 4-26-19

PENNY ALLISON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

05-1702-67103

Address of New Owner:	Send Tax Bills to:	Tax Information:
Elams Housing Rentals, LLC	New Owner	162-06-0-119.00
258 Townes Dr.		
Nashville TN 37211		

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, **Pamular Ross and Sharonda Kelly Ross, Heirs of the Estate of Patricia Ann Ross, deceased**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Elams Housing Rentals, LLC**, 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. 112, on the Plan of Section Two, Fair Oaks, of record in Book 4460, Pages 52 and 53, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Patricia Ross by deed from Laura A. Johnson, unmarried, dated June 15, 1995, recorded June 21, 1995, of record in Book 9708, Page 433, Register's Office for Davidson County, Tennessee. The said Patricia Ross having since died intestate on August 21, 2016 with Pamular Ross appointed Administratrix of her Estate. The Estate is currently being administered before the Probate Court for Davidson County, Tennessee, Case No. 16P1651. Pamular Ross and Sharonda Kelly Ross are heirs of the Estate of Patricia Ann Ross. Letters of Administration were issued to Pamular Ross.

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.

Pamular Ross, Administratrix of the Estate of Patricia Ross, deceased, joins in the execution of this instrument for the purposes of conveying the interests of said Estate, if any, in the subject property, and relinquishing any right to recover the subject property in the event of a subsequent insolvency of this Estate.

This property is improved property known as 258 Townes Dr., 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

**Patricia Ann Ross is one and the same as Patricia Ross

**Shandra Kelly Ross is one and the same as Shandra Ross

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 11th day of April, 2017.

Individually Administratrix of the estate of Patricia Ross

Pamular Ross, Individually and as
Administratrix of the Estate of Patricia Ross

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Pamular Ross, Individually and as Administratrix of the Estate of Patricia Ross,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Hendersonville, TN, this 11th day of April, 2017.

Notary Public
State of Tennessee at Large

My Commission expires:



WITNESS my hand this 11th day of April, 2017.

Sharonda Kelly Ross, Heir of the Estate
of Patricia Ann Ross, deceased

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Sharonda Kelly Ross, Heir of the Estate of Patricia Ann Ross, deceased**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Hendersonville, TN, this 11th day of April, 2017.

Notary Public
State of Tennessee at Large

My Commission expires:



True Copy Certification

I, BRANDON LIPPMAN, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Sumner

Personally appeared before me, Penny Allison [Name of Notary], a notary public for this county and state, Brandon Lippman [Name of person making certification] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 4.24.19

{Notary' Seal}

PENNY ALLISON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY