THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Williamson
Bankers Title & Escrow Corp. 5107 Maryland Way, Ste. 115 Brentwood, TN 37027 P17-8517-PILK	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 825,000.00. Janice Colbrin Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2 DAY OF June, 2017 Amy Dieterle Notary Public MY COMMISSION EXPIRES: 9-11-17 (AFFIX SEAL)

AMY DIETERLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans: T20170049870 DEEDWARR
Recvd: 06/12/17 11:44 2 pgs
Fees: 13.00 Taxes: 3052.50
20170612-0058654

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Linda C. Pannock and Jurgen Pannock	New Owner	MAP 131-03-0R-
412 Shackleford Court		PARCEL -004.00-CO
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Stewart C. Ross, Trustee and Sandra L. Ross, Trustee, the Trustees of the Ross Family Trust under agreement dated January 26, 1990**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Linda C. Pannock and Jurgen Pannock, wife and husband**

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 Lot No. 4 on the Plan of Final Plat of Oxford Hill Cluster Lot Subdivision of record in Plat at Instrument No. 20050512-0053719, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Stewart C. Ross and Sandra L. Ross, Trustees of The Ross Family Trust, established by the Declaration of Trust of Stewart C. Ross and Sandra L. Ross, dated January 26, 1990 by Warranty deed from Stewart C. Ross and Sandra L. Ross of record in Instrument No. 20070723-0087449 Register's Office for Davidson County, Tennessee, dated July 18, 2007 and recorded on July 23, 2007.

Being the same property conveyed to Stewart C. Ross and wife, Sandra L. Ross by Quitclaim deed from Stewart C. Ross and Sandra L. Ross, Trustees of The Ross Family Trust, established by the Declaration of Trust of Stewart C. Ross and Sandra L. Ross, dated January 26, 1990 of record in Instrument No. 201108160063067 Register's Office for Davidson County, Tennessee, dated July 11, 2011 and recorded on August 16, 2011.

Being the same property conveyed to Stewart C. Ross and Sandra L. Ross, Trustees of The Ross Family Trust, established by the Declaration of Trust of Stewart C. Ross and Sandra L. Ross, dated January 26, 1990 by Quitclaim deed from Stewart C. Ross and Sandra L. Ross, husband and wife of record in Instrument No. 201108160063069 Register's Office for Davidson County, Tennessee, dated July 11, 2011 and recorded on August 16, 2011.

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.

This is () UNIMPROVED

(X) IMPROVED property known as **412 Shackleford Court, Nashville, TN 37215.**

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 our hands this the 1st day of June, 2017.

The Ross Family Trust under agreement dated January 26, 1990

Trustee

Stewart C. Ross, Trustee

Trustee

Sandra L. Ross, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, personally appeared Stewart C. Ross and Sandra L. Ross, with whom I am personally acquainted (or proved to me based on satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the Trustees of the **Ross Family Trust under agreement dated January 26, 1990**, and are authorized by the Trust to execute this instrument on behalf of the Trust.

Witness my hand and seal this the 2nd day of June, 2017.

My Commission expires 1-6-20

Notary Public

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN