Davidson County DEEDWARR
Recvd: 07/10/17 16:03 3 pgs
Fees:18.00 Taxes:628.63
20170710-0069375

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$169,900.00.**

Lee Ann Maloney
Affiant

Subscribed and sworn to before me this 29th day of June, 2017.

Notary Public
My Commission expires:
7/8/19
(Affix Seal)

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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:
Mike Jones and Kenny Whitworth	SAME	098-05-0-032.00
P.O. Box 1487		
Franklin, KY 42135		

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, **William Charles Ross and Daedre N. Ross, husband and wife**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Mike Jones and Kenny Whitworth,** their 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. 150 on the Plan of Lake Park, Section 5, of record in Book 4660, page 198, Register's Office for said County.

Said Lot No. 150 fronts 99.7 feet on the northeasterly side of New Hope Court and runs back between lines 199.26 feet on the northwest side line and 204.64 feet on the southeasterly side line to a line at the rear measuring 61.82 feet thereon.

Being the same property conveyed to William Charles Ross and wife, Daedre N. Ross, by deed from Dennis McNeal and wife, Lynette McNeal, on June 1, 1982, of record in Book 5892, page 665, 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:

- Subject to all matters as shown on the Plan of record in Book 4660, page 198, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 5018, page 630, Register's Office for Davidson County, Tennessee.

This is improved property known as: **5924 New Hope Court, Hermitage, TN 37076**

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 June 29, 2017.

WILLIAM CHARLES ROSS BY ATTORNEY IN FACT

William Charles Ross
by Chris Rains, as attorney in fact

DAEDRE N ROSS ATTORNEY IN FACT

Daedre N. Ross
by Chris Rains, as attorney in fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared Chris Rains, with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-in-fact for William Ross, the within named bargainor(s), and that he/she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name William Ross, the bargainor(s), by the said Chris Rains as Attorney-in-Fact.

WITNESS my hand and seal, this 29th day of June, 2017.

NOTARY PUBLIC My Commission Expires: 7/8/19

HAL E. WILSON, III STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared Chris Rains, with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-in-fact for Daedre Ross, the within named bargainor(s), and that he/she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Daedre Ross, the bargainor(s), by the said Chris Rains as Attorney-in-Fact.

WITNESS my hand and seal, this 29th day of June, 2017.

NOTARY PUBLIC My Commission Expires: 7/8/19

HAL E. WILSON, III STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

I, Andy Maloney, 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 TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

JULIE COONE
STATE OF TENNESSEE
NOTARY PUBLIC
MAURY COUNTY, TENN.

My commission expires: 5-3-2021