Bill Garrett Davidson County
Batch# 28409 DEEDWARR
11/21/2017 08:43:30 AM 2 pgs
Fees: $13.00 Taxes: $980.50
20171121-0119242

WARRANTY DEED

DELLANA LOWHORN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $265,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16 DAY OF November 2017.

Notary Public

MY COMMISSION EXPIRES: 3-8-2021

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bell Law Settlement Services, LLC 3102 West End Ave Suite 400, Nashville TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Stephen Wesley Ross	~~Loandepot.com, LLC~~ Same	00400
(NAME)	(NAME)	
482 Oakley Drive		
(ADDRESS)	(ADDRESS)	
Nashville TN 37770		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, THAT The Estate of Charles Zigas and Mary E. Cunningham, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Stephen Wesley Ross and wife, Erin Reynolds Ross, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 176 on the Plan of Brentwood Hall, Section VI, as of record in Book 2331, page 20, Register's Office for said County.

Said Lot No. 176 fronts 110 feet on the northerly side of Oakley Drive, and runs back between lines 180 feet on the westerly line and 179.6 feet on the easterly line to a dead line in the rear, measuring 110 feet thereon.

Being the same property conveyed to Charles Zigas by deed dated 05/08/73 from Samuel D. Gregory and wife, Elizabeth Y. Gregory and filed of record in Book 4705, page 53, said Register's Office.

FURTHER Being the same property conveyed to Charles Zigas and Mary E. Cunningham on 05/12/2012 by QuitClaim Deed from Charles zigas and filed of record in Instrument Number 20150401-0028123, said Register's Office.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the 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 government and zoning regulations

This is:						
Improved	property, known as	482 Oakley Drive	Nashville	TN	37770	
		(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 our hands 11/16/17.

Mary E. Cunningham
The Estate of Charles Zigas

Mary E. Cunningham
Mary E. Cunningham

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, The Estate of Charles Zigas Mary E. Cunningham with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the 16 day of November, 2017.

JOHN A. BELL JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires SEPT 10, 2018

Notary Public

My Commission Expires: _____

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Mary E Cunningham, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged herself to be the Executrix of The Estate of Charles Zigas, the within named bargainor, and she as such Executrix being authorized so to do, executed the foregoing instrument (DEED) for the purposes therein contained by signing her name in the capacity of Executrix for The Estate of Charles Zigas.

Witness my hand and official seal at Nashville, Tennessee, this 16 day of November, 2017.

Notary Public
My Commission Expires: _____

JOHN A. BELL JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires SEPT 10, 2018

True Copy Certification

I, Dellena Lawhorn, do hereby make an oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered 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, S Thompson, a notary public for this county and state, Dellena Lawhorn, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 12.05.19

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