WARRANTY DEED

A. C. HALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 6, 2018

State of Tennessee
County of Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$142,000.00~~ $127,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of November, 2017

Notary Public

MY COMMISSION EXPIRES: 5-6-18

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Company, 721 President Place, Suite 100, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Salena G. D. Ross-Woessner Jacob M Ross-Woessner	Bank of America	150-02-0 340.00
(NAME)	(NAME)	
3147 Justin Towne Court	P.O. Box 650070	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Dallas, TX 75265	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Bill Garrett Davidson County
Batch# 31457 **DEEDWARR**
11/29/2017 02:41:57 PM 3 pgs
Fees: $18.00 Taxes: $469.90

20171129-0121836

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, We, **Estate of Paul W. Wimberly and Linda Fay Wimberly-Fentress,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Salena G. D. Ross-Woessner and Jacob M Ross-Woessner,*** 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: *wife and husband

Land in Davidson County, Tennessee, being Lot No. 16B, Zone Lot Division, Lots 16, 21, & 22, Justin Towne, Resubdivision of Lots 13 through 26, Sec. Two, of record in Plat Book 5200, Page 258, and amended in Plat Book 5200, Page 681, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Paul W. Wimberly, married and Linda Fay Wimberly-Fentress, married by deed being recorded 8/30/2011 of record in Instrument 20110830-0067275, Register's Office for Davidson County, Tennessee. The said Paul W. Wimberly having since died.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☑ property, known as 3147 Justin Towne Court, Antioch, TN 37013
(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.

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 13th day of November, 2017.

Heirs at Law

Linda Fay Wimberly-Fentress

Linda Fay Wimberly-Fentress, as
Co-owner and Heir at Law

Brenda Campbell

~~Ayesha Ford~~
Ayesha Ford-Wimberly

Carolyn Benson

Willie Mae Wimberly

State of Tennessee
County of Rutherford

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named Brenda Campbell, Linda Fay Wimberly-Fentress, ~~Ayesha Ford~~* and Carolyn Benson, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

* Ayesha Ford-Wimberly

WITNESS my hand and seal this 13th day of November, 2017.

Hannah Kepley
Notary Public
My Commission Expires: 8-22-21

HANNAH KEPLEY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 8-22-2021

State of _____ County of _____

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named Willie Mae Wimberly the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 13th day of November, 2017.

Commission expires: _____

Notary Public

File No.: 21289

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 13th day of November, 2017.

Heirs at Law

Linda Fay Wimberly-Fentress, as Co-owner and Heir at Law

Brenda Campbell

Ayesha Ford

Carolyn Benson

Willie Mae Wimberly

Willie Mae Wimberly

State of Tennessee
County of Rutherford

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named Brenda Campbell, Linda Fay Wimberly-Fentress, Ayesha Ford and Carolyn Benson, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal this 13th day of November, 2017.

Notary Public
My Commission Expires: 6-23-2021

OFFICIAL SEAL
PAMELA SINGLETON
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 06/23/2021

State of IL

County of Cook

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named Willie Mae Wimberly the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 13th day of November, 2017.

Commission expires: 06-23-2021

Notary Public

File No.: 21289

OFFICIAL SEAL
PAMELA SINGLETON
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 06/23/2021