

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $485,000.00

Affiant

Subscribed and sworn to before me, this 5th day of March, 2018

Notary Public

MY COMMISSION EXPIRES: Sept. 20, 2020
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS OF NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Michael J. Ross 6929 Shelly Trail Nashville, TN 37211	Same As New Owner	172-11-0B007.00-CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Dennis Longest, unmarried, and Rosa Byrum, unmarried, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Michael J. Ross, an unmarried man, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of Final Plat of Christiansted Valley Reserve, a Cluster Lot Subdivision of record in Plat at Instrument No. 20141223-0117560, 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 Dennis Longest and Rosa Byrum, tenants in common by Special Warranty Deed from The Jones Company of Tennessee, L.L.C., a Missouri limited liability company of record in Instrument No. 20160620-0062304 Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 6929 Shelly Trail, Nashville, Tennessee 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 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.

Bill Garrett Davidson County
Batch# 65769 DEEDWARR
03/06/2018 10:40:30 AM 3 pgs
Fees: $18.00 Taxes: $1,794.50
20180306-0020979

Witness my/our hand(s) this 5th day of March, 2018.

Dennis Longest

Rosa Byrum

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Dennis Longest and Rosa Byrum with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 5th day of March, 2018.

Notary Public

My Commission Expires: 1/6/2020



TRUE COPY CERTIFICATION

I, Barbara T. Hodge, 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 his is a true and correct copy of the original document executed and authenticated according to law.

Signature

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me Lisa K.R. Wagner, a notary public for this county and state, Barbara T. Hodge, 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: Sept 20, 2020

