STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is **$188,000.00** (One Hundred Eighty-Eight Thousand).

AFFIANT

Subscribed to and sworn before me this 11th day of September, 2019.

NOTARY PUBLIC MY COMMISSION EXPIRES:

JEFFREY M. GRISSIM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires SEPT. 7, 2020

(NOTARY SEAL)

Karen Johnson Davidson County
Batch# 285088 **DEEDWARR**
09/12/2019 02:48:27 PM 2 pgs
Fees: $13.00 Taxes: $695.60

20190912-0092604

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Brian Bequette 625 Main Street, Suite 203 Nashville, TN 37206	**SAME AS NEW OWNER**	05201021400

WARRANTY DEED

FOR AND IN 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, I/WE, **GINGER ROSS AND SPOUSE, RON ROSS**, HEREINAFTER CALLED THE **GRANTOR(S)**, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **BRIAN BEQUETTE, MARRIED**, HEREINAFTER CALLED THE **GRANTEE(S)**, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

Being the North Part of Lot No. 2, on Block E, on the Revised Plan of Power & Roth's Madison Park Subdivision, as of record in Book 843, Page 7, Register's Office for Davidson County, Tennessee.

Said North part of Lot No. 2 fronts 68.5 feet on the Southerly side of Madison Boulevard, and extends back 132.8 feet more or less, to a dead line in the rear, measuring 66.6 feet thereon.

Being the same property conveyed to Ginger Ross and spouse, Ron Ross by deed from Julia Eggers and spouse, Robert Eggers of record in Instrument No. 20050427-0047072, dated April 22, 2005 and recorded April 27, 2005, Register's Office for Davidson County, Tennessee.

Being also known as 246 Madison Blvd., Madison, Tennessee 37115.

Ginger Ross executes this instrument as Attorney-in-Fact on behalf of Ron Ross, pursuant to the Power of Attorney record in Instrument No. 20190912-0092603 **, Register's Office for Davidson County, Tennessee.**

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(**X**) IMPROVED ( ) UNIMPROVED	Property known as: **246 MADISON BLVD.** **MADISON, TN 37115**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

LTSR Number: GTE File: 2019075296

WITNESS, this 11th day of September, 2019

Ginger Ross
Ginger Ross

Ron Ross
Ron Ross

Ginger Ross - attorney in fact
By: Ginger Ross, as his Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 11th day of September, 2019, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Ginger Ross** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged she executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 11th day of September, 2019.

Notary Public

Commission Expires:

JEFFREY M. GRYSSIM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires SEPT. 7, 2020

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 11th day of September, 2019, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Ginger Ross**, attorney in fact, to me known to be the person who executed the foregoing instrument in behalf of **Ron Ross**, and acknowledged that she executed that same as the free act and deed of the said **Ron Ross.**

WITNESS my hand and official seal this the 11th day of September, 2019.

Notary Public

Commission Expires:

JEFFREY M. GRYSSIM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires SEPT. 7, 2020