BOOK 11229 PAGE 179

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 78,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20 DAY OF November 19 98

Notary Public

MY COMMISSION EXPIRES: 3-23-2002 (AFFIX SEAL)

CHRISTY C. WILSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

TCB-CB-98-4026

1310 Memorial Blvd., Springfield, TN 37172
111 W. College Street, Murfreesboro, TN 37130
100 Hazel Path, Suite A, Hendersonville, TN 37075

THIS INSTRUMENT WAS PREPARED BY
MARY FRANCES REYNOLDS, ATTORNEY AT LAW
4733 Andrew Jackson Pkwy., Hermitage, TN 37076
1187 Vultee Boulevard, Nashville, TN 37217

557 Sam Ridley Pkwy. W. Suite A, Smyrna, TN 37167
155 Franklin Rd., Suite 150, Brentwood, TN 37027
1885-C Ft. Campbell Boulevard, Clarksville, TN 37042

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kenneth D. Jones Jr. (NAME)	GMAC Mortgage Corporation (NAME)	MAP 147-16-A
102 McMurry Cr. (ADDRESS)	8360 Old York Road (ADDRESS)	PARCEL 2
Nashville, Tennessee 37211 (CITY) (STATE) (ZIP)	Elkins Park, PA 19117-1590 (CITY) (STATE) (ZIP)	

FOR AND 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, WE, Maxwell A. Ramsey and wife, Ginger W. Ramsey

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kenneth D. Jones Jr., unmarried

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:

Being Unit No. 2 on the Plan of McMurray Court,a P.U.D., as of record in Plat Book 6250, Page 230, and amended in Book 6606, page 144, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Maxwell A. Ramsey and Wife, Ginger W. Ramsey by deed from Larry D. Jolly and Wife, Sonja V. Jolly of record in Deed Book 9362, page 430, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Deed Book 6446, page 539,and amended in Book 6481, page 849, and amended in Book 7325, page 261, and amended in Book 7338, page 23, and amended in Book 8631, page 850, Register's Office for said County.

This conveyance is subject to any and all existing easements and restrictions of record.

05190 12
IDENTIF. & REFERENCE

98 DEC -2 AM 9:09
PAUL G. BARWICK, REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (X) property, known as 102 McMurry Cr., Nashville, Tennessee 37211
(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 hand s this day of , 19

Maxwell A. Ramsey

Ginger W. Ramsey

STATE OF TENNESSEE
COUNTY OF Williamson

BOOK 11229 PAGE 180

,Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Maxwell A. Ramsey and wife, Ginger W. Ramsey

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 official seal at Brentwood, Tennessee, this 20th day of December 19 98

Commission expires 1-30-2002

Notary Public

LORI C. WARREN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

_____
Notary Public

MARY FRANCES RUDY
ATTORNEY - AT - LAW

RETURN TO:
TITLE CONNECTION, INC.

- ☐ 100 Hazel Path, Suite A, Hendersonville, Tennessee 37075
- ☐ 1187 Vultee Boulevard, Nashville, Tennessee 37217
- ☐ 1310 Memorial Boulevard, Springfield, Tennessee 37172
- ☐ 1885-C Ft. Campbell Boulevard, Clarksville, Tennessee 37042
- ☐ 111 W. College Street, Murfreesboro, Tennessee 37130
- ☐ 4733 Andrew Jackson Pkwy. #1-C, Hermitage, Tennessee 37076
- ☐ 557 Sam Ridley Pkwy W., Suite A, Smyrna, Tennessee 37167
- ☒ 155 Franklin Road, Suite 150, Brentwood, Tennessee 37027

3888 12/02 0161 03CHECK

302-93

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11229 PAGE 181

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 78900.00
				CON TX 291.93
				PRFEE 1.00
				WDEED 8.00
				CFEE 2.00
				TOTAL 302.93
				CHECK 302.93
			12/02/98 01	09:09 0001 3888

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05I9012
IDENTIFICATION REFERENCE

98 DEC -2 AM 9:09

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

No. 1378915