WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF JULY, 2002.

Notary Public

MY COMMISSION EXPIRES: September 20, 2004.

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 08/05/02 08:28 2pgs
Fees:13.00 Taxes:407.00
20020805-0093163

NOTARY PUBLIC AT LARGE
TENNESSEE
BEDFORD CO.

THIS INSTRUMENT WAS PREPARED BY
Allison Title Company, 116 Wilson Pike Circle, Suite100, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bonnie J. Teeters	Union Planters Bank	064-09-0/163.00
(NAME)	(NAME)	
4324 Brackenwood Drive	7130 Goodlett Farms Parkway	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Cordova, TN 38016	
(CITY) (STATE) (ZIP)	(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,

Andrew B. Ramer and wife, Becky Ramer

, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Bonnie J. Teeters, a single person

, 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 Lot No. 3 on the Plan of Southfork, Section I of record in Plat Book 6250, page 884, and 885, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Andrew B. Ramer, unmarried by deed from Terry G. Cashion and wife, Janice D. Cashion, dated June 30, 2000 and filed for record as Instrument No. 200007030065606 in the Register's Office for Davidson County, Tennessee. The said Becky Ramer joins in this conveyance to convey any and all marital rights she may have to subject property by virtue of her marriage to Andrew B. Ramer.

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

Subject to any and all matters as shown on the plan of record in Plat Book 6250, page 384, Register's Office for Davidson County, Tennessee.
Subject to Restrictive Covenants contained in an instrument of record in Book 6596, page 797, Register's Office for Davidson County, Tennessee.
The current years taxes have been prorated and assumed by the Grantees.

unimproved ☐

This is improved ☒ property, known as 4324 Brackenwood Drive, Old Hickory, TN 37138

(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.

BBR

Witness my/our hand(s) this 26th day of July, 2002.

Andrew B. Ramer

Becky Ramer

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On 7/26/2002, before me personally appeared Andrew B. Ramer and Becky Ramer to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal at Brentwood, Tennessee this 26th day of July, 2002.

Commission expires: September 20, 2004

Judith C. Jacobs Notary Public

NOTARY PUBLIC AT LARGE

Return To:
B-2921

Jack Case Wilson
Title Associates
7100 Executive Ctr. Dr., Suite 150
Brentwood, TN 37027