WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,000.00

Affiant Chief Officer

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF AUGUST, 2002.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JEFF FARRIS NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.

MY COMMISSION EXPIRES JANUARY 25TH, 2006

Davidson County DEEDWARR
Recvd: 08/21/02 11:04 2pgs
Fees:13.00 Taxes:388.50

20020821-0101130

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
HOMES BY DESIGN, LLC	HOMES BY DESIGN, LLC	MAP 150
(NAME) 1119 SYDNEY TERRACE	(NAME)	
(ADDRESS) MT. JULIET, TN 37122	(ADDRESS)	PARCELS 96.00 AND 192.00
(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, DESSIE R. RAMSEY , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO HOMES BY DESIGN, LLC , 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:

PARCEL 96:

Land in 2nd Civil District of Davidson County, Tennessee, according to survey by Barry Greer and Associates dated March 5, 1975, as follows:

Beginning at a point in the center of Hamilton Church Road at the southeast corner of property conveyed to Ben Fletcher in Deed Book 2799, page 565, and the southeast corner of the herein described tract; thence leaving said tracts North 3 degrees East 1949.0 feet to a post in the southwest corner of property conveyed to Clarence H. Doyle, et ux, in deed Book 3464, page 441; thence with Doyle's south line

Continued on next page.

Being the same property conveyed to Fred Jones Ramsey, Jr. and Dessie R. Ramsey by Quitclaim deed from C. Edward Coomer, Trustee of record in Deed Book 9946, page 786, Register's Office for said County.

The said Fred Jones Ramsey, Jr. having since deceased leaving Dessie R. Ramsey as surviving sole owner.

unimproved ☐

This is improved ☒ property, known as 3276 Hamilton Church Road, 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.

Witness my/our hand(s) this 19th day of August, 2002.

Dessie R. Ramsey

Dessie R. Ramsey

STATE of TENNESSEE
COUNTY of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named DESSIE R. RAMSEY the bargainor, 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.

My Commission Expires:_____

Notary Public

JEFF FARRIS NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.
MY COMMISSION EXPIRES JANUARY 25TH, 2006

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Continuation of Legal

along a wire fence South 89 degrees East 176.0 feet to a post in the northeast corner of the herein described tract; thence along a wire fence South 3 degrees 10 minutes West 2021.0 feet to a point in the center of Hamilton Church Road; thence with said road North 67 degrees West 195.0 feet to the point of beginning, and containing 7.9 acres more or less.

PARCEL 192:

Beginning at a point ;in a concrete monument in the northerly margin of Hamilton Church Road at the southeasterly part of the Jeff Lytton tract of record in Book 1537, page 239, Register's Office for Davidson County, Tennessee; thence with the line of the Jeff Lytton tract North 00 degrees 49 minutes 39 seconds West 1947.84 feet to an iron pin in concrete; thence North 84 degrees 41 minutes 15 seconds East 75.1 feet to an iron pin in concrete; thence South 00 degree 47 minutes 51 seconds West 1,138.00 feet to a concrete monument; thence South 00 degrees 46 minutes 35 seconds West 828.83 feet to a concrete monument in the northerly margin of Hamilton Church Road; thence with the margin of the same North 80 degrees 43 minutes West 74.70 feet to the point of beginning, containing 3.3 acres more or less.