Davidson County DEEDWARR
Recvd: 11/11/04 14:14 2pgs
Fees:13.00 Taxes:799.94

20041111-0135991

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $216,200.00

Affiant

Subscribed and sworn to before me, this 5th day of November, 2004.

Notary Public

My commission expires: 11-29-06

MARY FRANCES RUDY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

**THIS INSTRUMENT WAS PREPARED BY**
**McCANN & HUBBARD**
**7105 Crossroads Blvd.**
**Suite 102**
**Brentwood, Tennessee 37027**

# WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| **Katherine Falk** | New Owner | **082-12-0-381.00** |
| **945 Russell Street** | | |
| **Nashville, Tennessee 37206** | | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE COISDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

**Cleland Ratcliffe, married**

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

**Katherine Falk, unmarried, and Janice A. Buck and husband, Robert Buck,** all as joint tenants with Rights of survivorship.

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:

A certain Tract or Parcel of Land in Davidson County, Tennessee, being Lot No. 29 on the Plan of Payne's Addition to Edgefield, as of record in Plat Book 21, Page 70, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to Cleland Ratcliffe by Warranty Deed from Louise Ann Reid, unmarried, of record in Instrument # 20030805-0111098, Register's Office for Davidson County, Tennessee, dated July 30, 2003 and recorded August 5, 2003.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2005 and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 21, Page 70, Register's Office for Davidson County, Tennessee.

Any and all visible easements lying on or across the property.

Subject to the flow of any streams on and across subject property.

This is improved property known as 945 Russell Street, Nashville, Tennessee 37206.

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further convenant 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 5th day of November, 2004.

Cleland Ratcliffe

Suzanne A. Ratcliffe *

* Suzanne A. Ratcliffe joins in this instrument to convey any and all marital interest she has in subject property.

**STATE OF TENNESSEE )**
**COUNTY OF WILLIAMSON )**

Personally appeared before me, a Notary Public of said County and State, Cleland Ratcliffe and wife, Suzanne A. Ratcliffe, the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5th day of November, 2004.

Notary Public

My Commission Expires: 7/31/06

HENRY E. RAGLE IV NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

**RETURN TO:**

Return to:
Rudy Title & Escrow, LLC
2012 21st Ave. South
Nashville, TN 37212