Box 50 Record 1st

WARRANTY DEED

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$135,000.00**

June Ballard
Affiant

PATRICIA A. GREER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **21ST** DAY OF **OCTOBER, 2005.**

Patricia A Greer
Notary Public

MY COMMISSION EXPIRES: ~~May 23, 2009~~ 1/24/09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
ESQUIRE TITLE & BESCROW, INC., 30 Burton Hills Blvd. Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MARKO RAMSTEDT	COUNTRYWIDE HOME LOAND	**47.103**
(NAME)	(NAME)	
5477 OLD HICKORY BLVD.	3011 ARMORY DRIVE	
(ADDRESS)	(ADDRESS)	
ASHLAND CITY, TN 37015	NASHVILLE, TN 37204	
(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, **ERIC SOX,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MARKO RAMSTEDT AND WIFE, FARZIN RAMSTEDT**, 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. 2 ON THE PLAN OF THE RE-SUBDIVISION OF TRACT NO. 5, DR. E.E. BROWN FARM FORMERLY GOVENER ROBERTS' PROPERTY, OF RECORD IN PLAT BOOK 4595, PAGE 85, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HERE MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED TO ERIC SOX FROM PRIORITY TRUSTEE SERVICES OF TN, LLC. AS SUBSTITUTE TRUSTEE BY SUBSTITUTE TRUSTEE'S DEED, DATED JUNE 16, 2005 AND RECORDED JUNE 28, 2005 IN INSTRUMENT NO. 20050628-0074013, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ☐

This is improved ☒ property, known as **5477 OLD HICKORY BLVD., ASHLAND CITY, TN 37015**
(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 hand** this **21st day of October, 2005.**

ERIC SOX

Davidson County DEEDWARR
Recvd: 10/24/05 15:17 2 pgs
Fees:13.00 Taxes:499.50

20051024-0128343

STATE OF **TENNESSEE**

COUNTY OF **DAVIDSON**

Before me, the undersigned, of State and County aforesaid, personally appeared **Eric Sox** with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the person who executed the fore going instrument for the purpose there in contained, and that her executed the same as their act and Deed.

Witness my hand and official seal at **Nashville**, Tennessee this **21st day of October, 2005**.

Commission expires: **May 23, 2009**

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Expires May 23, 2009

I. DYKE TATUM Notary Public