6

WARRANTY DEED

JUSTIN TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires July 19, 2008

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF JANUARY, 2006.

Notary Public

MY COMMISSION EXPIRES: July 19, 2008.
(AFFIX SEAL)

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
TOSHIA L. RAMEY	MORTGAGE LENDERS OF AMERICA, INC.	**72-3-192**
(NAME)	(NAME)	
1133 GREENFIELD AVENUE	8400 W 110TH STREET, SUITE 500	
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37216	OVERLAND PARK, KS 66210	
(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, **JOHN C. BATEMAN**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TOSHIA L. RAMEY, AN UNMARRIED WOMAN**, 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. 120 ON THE PLAN OF INGLEWOOD PARK, OF RECORD IN BOOK 332, PAGE 101, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HERE MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO JOHN C. BATEMAN AND WIFE, DEBRA D. BATEMAN BY DEED FROM INA M. MATTHEWS, UNMARRIED OF RECORD IN BOOK 10621, PAGE 988 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO JOHN C. BATEMAN BY QUITCLAIM DEED FROM DEBRA D. BATEMAN OF RECORD IN INSTRUMENT NO. X, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

X20060202-0012813

unimproved ☐

This is improved ☒ property, known as **1133 GREENFIELD AVENUE, NASHVILLE, TN 37216**

(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 hands** this **27th day of January, 2006.**

JOHN C. BATEMAN

Davidson County DEEDWARR
Recvd: 02/02/06 08:18 2 pgs
Fees:13.00 Taxes:610.50

20060202-0012814

STATE OF **TENNESSEE**

COUNTY OF **DAVIDSON**

Before me, the undersigned, of State and County aforesaid, personally appeared **JOHN C. BATEMAN** with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the person who executed the foregoing instrument for the purpose therein contained, and that he executed the same as his free act and deed.

Witness my hand and official seal at **Nashville,** Tennessee this **27th day of January, 2006.**

Commission expires: **July 19, 2008**

JUSTIN TATUM Notary Public

