JULIA A. HIRT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

# WARRANTY DEED

The actual consideration or value for this transfer is $ 120,000.00

AFFIANT

STATE OF TENNESSEE, COUNTY OF Wilson }

SWORN TO AND SUBSCRIBED before me this 22nd day of June, 2006.

NOTARY PUBLIC

My Commission Expires: 9.22.07

Box 28-B

Davidson County DEEDWARR
Recvd: 06/26/06 09:58 3 pgs
Fees:18.00 Taxes:444.00

20060626-0075735

This space for Register of Deeds

This instrument was prepared by: Johnny Ellis, Attorney, 306 Gay St, #200 Nashville, TN 37201, 615-248-4468 file# 0606-001

| ADDRESS NEW OWNER(S) | SEND TAX BILLS TO: | MAP / PARCEL NO. |
|---|---|---|
| Jonathan Schaefer, & Roxanne L. Ramsey<br>1106 Overton Street<br>Old Hickory, Tennessee 37138 | GUARANTY TRUST<br>~~==New Owner==~~<br>P.O. BOX 1218<br>MURFREESBORO, TN. 37129 | ~~00 / 0 00~~<br>44-15-0 / 404.00 |

*FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) Dollars, cash in hand paid by Jonathan Schaefer and wife, Roxanne L. Ramsey, and other good and valuable consideration, the receipt of which is hereby acknowledged.*

We, **DAVID K. KEEFER**, and wife, **TRACEY M. KEEFER**, the GRANTORS herein, have bargained and sold, and by these presents do transfer and convey unto:

**JONATHAN SCHAEFER, and ~~ROXANNE L. RAMSEY~~** ROXANNE RAMSEY, the GRANTEES herein, their heirs and assigns in fee simple absolute, a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows:

Being Lot No 21 Section "B" Village of Old Hickory, as Shown on Plan of record in Book 1424, page 67, Register's Office for Davidson County, Tennessee, fronting 86 feet on Overton Street, containing 0.11 acres more or less.

Being all the same property conveyed to David K. Keefer and wife Tracey M. Keefer by Deed from Margaret Lucille Jenkins and Edwin C. Jenkins of record as Instrument #20020102-0000664, Register's Office for Davidson County, Tennessee.

The above description is the same as in the previous deed of record.

*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. 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. 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.*

*The herein described property is subject to the following:*
2006 Property taxes are to be prorated and assumed by the GRANTEES.
All matters shown on the Plan of record in Book 1424, page 67, said Register's Office. Telephone line easement of record in Book 662, page 743, said Register's Office. Right-of-way easement of record in Book 626, page 556, said Register's Office. Restrictions and Easements of record in Book 1788, page 157, and Book 2027, page 342, said Register's office for Davidson County, Tennessee.

*This is improved property known as: 1106 Overton Street, Old Hickory, TN 37138.*

Witness our hands this 15 day of June, 2006.

David K. Keefer

Tracey M. Keefer

**RECORDERS MEMO**
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

STATE OF }
COUNTY OF }

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named David K. Keefer and Tracey M. Keefer the bargainor(s), 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 and official seal at _____ this _____ day of June, 2006.

_____
NOTARY PUBLIC

My Commission Expires: _____

**********

## CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California
County of San Diego } ss.

On June 15, 2006 (Date), before me, Stacia Marie Bischler, Notary Public (Name and Title of Officer (e.g., "Jane Doe, Notary Public")),

personally appeared Tracey M. Keefe & David K. Keefe (Name(s) of Signer(s)),

☐ personally known to me

☒ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

STACIA MARIE BISCHLER
Commission # 1550572
Notary Public - California
San Diego County
My Comm. Expires Feb 6, 2009

WITNESS my hand and official seal.

Place Notary Seal Above

Signature of Notary Public

### OPTIONAL

*Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.*

**Description of Attached Document**

Title or Type of Document: Warranty Deed

Document Date: June 15, 2006 Number of Pages: 2

Signer(s) Other Than Named Above: _____

**Capacity(ies) Claimed by Signer(s)**

| Signer's Name: _____ | Signer's Name: _____ |
|---|---|
| ☐ Individual | ☐ Individual |
| ☐ Corporate Officer — Title(s): _____ | ☐ Corporate Officer — Title(s): _____ |
| ☐ Partner — ☐ Limited ☐ General | ☐ Partner — ☐ Limited ☐ General |
| ☐ Attorney in Fact | ☐ Attorney in Fact |
| ☐ Trustee | ☐ Trustee |
| ☐ Guardian or Conservator | ☐ Guardian or Conservator |
| ☐ Other: _____ | ☐ Other: _____ |
| Signer Is Representing: _____ | Signer Is Representing: _____ |
| RIGHT THUMBPRINT OF SIGNER — Top of thumb here | RIGHT THUMBPRINT OF SIGNER — Top of thumb here |

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