File No. 260602093

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $123,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF JULY, 2006.

Notary Public

MY COMMISSION EXPIRES: 11-22-09

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
695 President Place, Suite 202
Smyrna, TN 37167

Davidson County DEEDWARR
Recvd: 08/01/06 10:59 2 pgs
Fees:13.00 Taxes:455.10
20060801-0093228

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jason W. Joyce	American Home Mortgage	135160B10900CO
(NAME) 620 Flintlock Court	(NAME) 695 President Place	
(ADDRESS) Nashville, TN 37129	(ADDRESS) Smyrna, TN 37167	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **D. Saunders Ramsey III**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jason W. Joyce and Jennifer L. Joyce, husband and wife**, HEREINAFTER CALLED THE GRANTEE(S), 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. 109, Horizontal Property Regime Private Element Plat, WOODRIDGE AT NASHBOROVILLAGE, NASBORO VILLAGE – TRACT 11, as shown by plat of record in Instrument No: 20021120-0143949 of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to D. Saunders Ramsey III by deed from Phillip B. King and Marta King recorded August 9, 2005 of record in Instrument # 20050809-0094393 Register's Office for said County.

other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 620 Flintlock Court, Nashville, TN 37129
(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 GRANTEE(S), THEIR heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hands this 21st day of July, 2006.

D. Saunders Ramsey III

STATE OF TENNESSEE

COUNTY OF

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named D. Saunders Ramsey III the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 21st day of July, 2006.

Commission expires:

Patsy D Bailey
Notary Public

My Commission Expires Jan. 31 2007

File Number: 260602093

RETURN TO:
Cumberland Title
695 President Place, Suite 202
Smyrna, TN 37167

PATSY D. BAILEY NOTARY PUBLIC AT LARGE SHELBY COUNTY TN