WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/30/07 09:25 2 pgs
Fees:13.00 Taxes:410.70

20070530-0063869

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $111,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25 DAY OF MAY, 2007.

Notary Public

MY COMMISSION EXPIRES: October 26, 2008.
(AFFIX SEAL)

JOHANNA RAY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
1st Trust Title, Inc., 116 Lineberry Blvd., Ste. 200, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Curtis Rambin		Map 43-11
(NAME) 914 N Dupont Avenue	(NAME) NEW OWNER	
(ADDRESS) Madison, TN 37115	(ADDRESS)	Parcel 171
(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, **Jackson Brumley and Elke Brumley, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Curtis Rambin and wife, Tammy Rambin**, 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. 35-A on the Plan of the Re-Subdivision of Lot 35, Myatt Eagan Subdivision, as shown of record in Plat Book 5190, Page 399, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Jackson Brumley and Elke Brumley by Deed from Parke L. Parham, Jr., an unmarried man, filed for record 11/14/06 as Instrument No. 20061114-0141282, Register's Office for Davidson County, Tennessee.

Subject to all matters as shown on plat of record in Plat Book 5190, Page 399, Register's Office of Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 914 N Dupont Avenue, Madison, TN 37115

(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 25 day of May, 2007.

Jackson Brumley

Elke Brumley By:
Jackson Brumley, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public, Jackson Brumley, the within named 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 purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 25 day of May, 2007.

Commission expires: October 26, 2008

Shanna Ray
Notary Public

SHANNA RAY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

On this 25 day of May, 2007, before me personally appeared Elke Brumley by Jackson Brumley as his/her Attorney in Fact, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Elke Brumley and acknowledged that such person executed the same as the free act and deed of Elke Brumley.

Witness my hand and official seal at Nashville, Tennessee this 25 day of May, 2007.

Commission expires: October 26, 2008

Shanna Ray
Notary Public

SHANNA RAY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY