File No. 270901005

WARRANTY DEED

LINDA V. JONES NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF OCTOBER, 2007.

Notary Public

MY COMMISSION EXPIRES: June 22, 2009.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney
Southern Title Services
547 N. Mt. Juliet Rd., Suite 100
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 10/22/07 11:30 2 pgs
Fees:13.00 Taxes:592.00
20071022-0124722

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mark Ramsey	Mark Ramsey	
(NAME)	(NAME)	
2612 Davidwood Court	SAME	MAP/PARCEL 062-15-0-033.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(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, **Sue Callis Bockmon, Trustee of the Bockmon Family Trust, dated January 30, 2003**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mark Ramsey and Margaret Mandell, husband and wife**, HEREINAFTER CALLED THE GRANTEE(S), HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 101 Section 3 Sutherland Heights, as shown on plat of record in Book 2663, page 117, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to The Bockmon Family Trust Dated January 30, 2003, Guy A. Bockmon And Sue C. Bockmon, Co Trustees By Warranty Deed from Guy Alan Bockmon And Wife, Sue Callis Bockmon, dated January 20, 2003 and filed of record in Instrument No. 20030131-0013861, Register's Office for Davidson County, Tennessee.

The said Guy A. Bockmon having since deceased leaving Sue C. Bockmon as sole trustee pursuant to the trust agreement.

Sewer Line Easement to Metro Government of Nashville as shown of record in Book 7586 and page 386, said Register's Office.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and 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 2612 Davidwood Court, Nashville, TN 37214
(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), HER 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), HER 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 18th day of October, 2007.

Sue Callis Bockmon, Trustee

Sue Callis Bockmon, Trustee of the Bockmon Family Trust

STATE OF TENNESSEE

COUNTY OF WILSON

Before me the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Sue Callis Bockmon with whom I am personally acquainted and who upon her oath acknowledged herself to be the Trustee of The Bockmon Family Trust, dated January 30, 2003 the within named bargainer, a trust, and that, Sue Callis Bockmon as such Trustee, being authorized to do executed the foregoing instrument for the purposes therein contained by signing the name of the Trust by Sue Callis Bockmon as such Trustee.

Witness my hand at office this 18th day of September, 2007.

Commission expires: 11.28.09

Tracey Trumphour

Notary Public

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON CO. TN

File Number: 270901005

RETURN TO:
Southern Title Services
547 N. Mt. Juliet Rd., Suite 100
Mt. Juliet, TN 37122