WARRANTY DEED

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$272,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF OCTOBER, 2008.

Notary Public

MY COMMISSION EXPIRES: 7-2-10

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Todd Ramey and Laura Ramey	**SunTrust Mortgage, Inc.**	**103-6-204**
(NAME)	(NAME)	
701 Branch Creek Road	**401 Commerce St., Ste 5400**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	**Nashville, TN 37219**	
(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, **Irene Powell Sanders n.k.a. Hudson and Beth Powell Mitchell**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Todd Ramey and Laura Ramey, husband and wife**, 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:

Land in Davidson County, Tennessee, being Lot No. 27 on the Plan of Brookside Courts Addition No. 3, as of record in Book 1835, page 107, said Register's Office. Said Lot No. 27, which is a corner lot, fronts 114.30 feet on the southerly margin of Stoney Way Trail and fronts 166.79 feet on the northerly margin of Branch Creek Road. Said frontages joined by a curve having a length of 39.05 feet and extends back 84.3 feet on the westerly line and 91.8 feet along the southwesterly line to a point of intersection.

Being the same property conveyed to Irene Powell Sanders and Beth Powell Mitchell by deed dated May 17, 1978 from Andrews Properties, Inc. of record in Book 5287, Page 482, said Register's Office.

Irene Powell Sanders is now known as Irene Powell Hudson.

unimproved ☐

This is improved ☒ property, known as **701 Branch Creek Road, Nashville, TN 37209**

(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 31st day of October, 2008.

Davidson County DEEDWARR
Recvd: 11/05/08 14:00 2 pgs
Fees:13.00 Taxes:1006.40
20081105-0110206

Irene Powell Hudson

Irene Powell Hudson

Beth Powell Mitchell

Beth Powell Mitchell

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Irene Powell Hudson and Beth Powell Mitchell, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 31ST DAY OF OCTOBER, 2008.

Commission expires:

Notary Public

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 5, 2011

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212