BILL GARRETT, Davidson County
Trans:T20090028628 DEEDWARR
Recvd: 05/01/09 08:28 2 pgs
Fees:13.00 Taxes:508.75

20090501-0039562

File No. 90335

WARRANTY DEED

CHRIS A. REESE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $137,500.00

Jenni Ballard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE.

Notary Public

MY COMMISSION EXPIRES: 9-19-09
(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Paul E. Ramsey	Guaranty Trust Co.	083 05 0 012.00
(NAME)	(NAME)	
1031 Seymour Avenue	P.O. Box 1218	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Murfreesboro TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, Sarah E. Layne, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Paul E. Ramsey, unmarried, 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. 34 on the unrecorded Subdivision of Lot No. 6 of the John Hobson Property, which Subdivision is of record in Minute Book "L", Page 363, Circuit Court of Davidson County, Tennessee, and further described according to a survey made by Campbell Surveying Co., Inc., dated December 18, 1990, as follows:

BEGINNING at a point in the northerly margin of Seymour Avenue, 575 feet west of the northwest intersection of said Avenue and Gallatin Pike; thence with the northerly margin of Seymour Avenue westwardly 57.7 feet to the line between Lot Nos. 32 and 34; thence with the said line northwardly 158 feet, more or less, to the southerly margin of an alley; thence with the margin of said alley eastwardly 57.7 feet to the line between Lot Nos. 34 and 36; thence with the line between said lots southwardly 158 feet to the point of beginning.

Being the same property conveyed to Sarah E. Layne, unmarried by deed from Elliott C. Stockard and wife, Susan D. Stockard, dated February 2, 2001 and recorded on February 5, 2001 in Instrument No. 20010205-0011142, Register's Office, Davidson County, Tennessee.

The legal description contained herein is the same as in the previous deed of record.

unimproved ☐

This is improved ☒ property, known as 1031 Seymour Avenue, Nashville, TN 37206
(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

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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 hand this.

Sarah E. Layne

STATE OF West Virginia

COUNTY OF Cabell

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sarah E. Layne, unmarried, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 27th day of April, 2009.

Commission expires: October 4, 2010

Notary Public

OFFICIAL SEAL
NOTARY PUBLIC
STATE OF WEST VIRGINIA
JUDY CLARK
The Huntington Museum of Art
2033 McCoy Road
Huntington, WV 25701-4690
My commission expires October 4, 2010