File No. 291100189

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER GREATER, FOR THIS TRANSFER IS **$125,000.00**

Rachael Rambo
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DA OF DECEMBER, 2009

Brenda Huntsman
Notary Public

MY COMMISSION EXPIRES: 1/11/11
(AFFIX SEAL)

BRENDA HUNTSMAN NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

BILL GARRETT, Davidson County
Trans:T20100000971 DEEDWARR
Recvd: 01/06/10 10:43 2 pgs
Fees:13.00 Taxes:462.50
20100106-0001143

THIS INSTRUMENT WAS PREPARED BY
Stewart Title of Tennessee, Inc.
Sidwell, Barrett, & Welch, PC
100 Bluegrass Commons Blvd., Suite 2180
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rachael L. Rambo	Wells Fargo Home Mortgage	02300006401
(NAME)	(NAME)	
5256 Lickton Pike	132 N. Belvedere Drive	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Gallatin, TN 37066	
(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, **Tammy Ruth Nash**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Rachael L. Rambo, unmarried**, 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:

A certain tract or parcel of land in the 10th Civil District, formerly the 22nd Civil District of Davidson County, Tennessee, being part of Lot No. 5 on the Plan of the partition of the lands of John Cummings, deceased, not of record, described according to a survey made by C.J. Carney, Surveyor, April 30, 1963, as follows:

Beginning at a spike in the center of Lickton Pike at the Northeast corner of the property conveyed to Mrs. E.M. Galbreath, Sr. by deed from J.B. True and wife, of record in Book 1079, Page 559, Register's Office for said County; thence with said Galbreath's Northern boundary line North 80 deg. West 321 feet to a pin; thence North 7 deg. East 373 feet to a rock; thence South 83 deg. East 96 feet to a pin; thence South 7 deg. West 46.6 feet to a pin; thence South 83 deg. East 225 feet to a spike in the center of said Pike; thence with same South 7 deg. West 345 feet to the beginning containing 2.57 acres, more or less.

Being the same property conveyed to Tammy Ruth Nash by deed from Tammy Ruth Nash, Administratix of The Estate of Wilma Ruth Nash of record in Instrument 20090303-0018954 on 02/20/2009 and filed for record on 03/03/2009, Register's Office for Davidson County, Tennessee.

Also Being the same property conveyed to Joe W. Nash by deed from Joe W. Nash and wife, Ruth Nash of record in Book 6392, Page 525 on 09/28/1984 and filed for record on 09/28/1984, Register's Office for Davidson County, Tennessee. Joe W. Nash died 10/21/2006, leaving Wilma Ruth Nash and Tammy Ruth Nash as his only heirs at law. Wilma Ruth Nash died intestate on 10/02/2007, leaving Tammy Ruth Nash as her heir at law.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: (1) Real property taxes for the year 2009 are a lien and are now due and payable

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.

unimprove ☐

This is improve ☒ property, known as 5256 Lickton Pike, Goodlettsville, TN 37072

(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 14th day of December, 2009.

Tammy Ruth Nash

Tammy Ruth Nash

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Tammy Ruth Nash 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 14th day of December, 2009.

Commission expires: 1/11/11

Brenda Huntsman

Notary Publ

BRENDA HUNTSMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

File Number: 291100189

RETURN TO:

Stewart Title of Tennessee, Inc.
100 Bluegrass Commons Blvd., Suite 2180
Hendersonville, TN 37075