File No. 210090375

# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/14/10 11:42 3 pgs
Fees:18.00 Taxes:323.75
**20101014-0082322**

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $87,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF SEPTEMBER, 2010.

Notary Public

MY COMMISSION EXPIRES: June 20, 2011
(AFFIX SEAL)

MICHELLE LEE REYNOLDS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Stewart Title Company
Sidwell, Barrett, & Welch, PC
1604 Westgate Circle, Suite 3
Brentwood, TN 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Joyce Anne Williams | SWBC Mortgage Corporation | 136-15-0A-046.00 |
| (NAME) | (NAME) | |
| 3405 Old Anderson Rd. Townhome 302 | 1616 Westgate Cr. Ste. 211, 212,213 | |
| (ADDRESS) | (ADDRESS) | |
| Antioch, TN 37013 | Brentwood, TN 37027 | |
| (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, WE, **James L. Ramsey and Audrey D. Ramsey, devisees of the Will of Darren A. Ramsey,** hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey **unto Joyce Anne Williams, a single woman**, 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:

BEING Lot No. 46 on the PUD BOUNDARY & FINAL PLAT, PHASE 1, WATERCREST TOWNHOMES, A HORIZONTAL PROPERTY REGIME, as shown by plat of record in Plat Book 8250, Page 888, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Darren Ramsey, an unmarried man by Warranty Deed dated October 29, 2001, from Bank One, National Association, as Trustee, by Residential Funding Corporation and filed for record on November 7, 2001, in Instrument No. 20011107-0122590, Register's Office for said County.

Darren Ramsey since having been deceased.

This conveyance is subject to:

All matters as set forth on the plat of record in Plat Book 8250, Page 888, Register's Office of said County.

Right - of - Way Easement in favor of Gulf Interstate Gas Company as shown of record in Book 2242, Page 139 and Book 4438, Page 711, Register's Office for said County.

Easement for Columbia Gulf Transmission Company as shown of record in Book 2875, Page 299, Register's Office for said County.

Partial Release as to Right-of-Way Agreement to Columbia Gulf Transmission Company as shown of record in Book 4438, Page 711, Register's Office for said County.

Agreement for Dedication of Sanitary Sewer and/or Storm Drainage Easement as shown of record in Book 11433, Page 449, Register's Office for said County.

Charter of Watercrest Homeowner's Association, Inc. as shown of record in Book 10788, Page 546, Register's Office for said County.

QuitClaim to Watercrest Homeowner's Association, Inc. as shown of record in Instrument No. 20000222-0017014, Register's Office for said County.

Subject to Homeowner's Association Dues.

Restrictive Covenants of record in Book 10788, Page 553 and Amendment in Book 11158, Page 931, Register's Office of said County.

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 3405 Old Anderson Rd. Townhome 302, Antioch, TN 37013
(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 our hands this 30th day of September, 2010.

James L. Ramsey
James L. Ramsey

Audrey D. Ramsey
Audrey D. Ramsey

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named James L. Ramsey and Audrey D. Ramsey 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. 9/30/10

Commission expires: June 20, 2011

Notary Public

MICHELLE LACY NOTARY PUBLIC TENNESSEE WILLIAMSON COUNTY

**File Number: 210090375**

**RETURN TO:**
Stewart Title Company
1604 Westgate Circle, Suite 3
Brentwood, TN 37027

## CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Custodian

Cumberland Title

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Michelle Lee Reynolds, a notary public for this county and state, Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

(SEAL)




Notary Public

My Commission Expires: June 20, 2011

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