BILL GARRETT, Davidson County
Trans:T20110011207 DEEDWARR
Recvd: 02/23/11 15:49 2 pgs
Fees:13.00 Taxes:706.70
20110223-0015013

This Instrument Prepared By:
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

Return To:
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

# Warranty Deed

| ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP/PARCEL NO: |
|---|---|---|
| Brian A. Hadfield<br>826 Plesant Valley Rd<br>Nashville, TN 37204 | NEW OWNER | 11604005400 |

For good and valuable consideration received, **Claude O. Ramer II, Administrator of the Estate of Dixie Carroll Ramer,** by these presents does transfer and convey by Order of the Probate Court of Davidson County, Tennessee, being **Docket No. 06P-978** unto the Grantees, **Brian A. Hadfield and wife, Chelsey Hadfield** , all of the right, title and interest in and to that certain tract or parcel of land in Davidson County, Tennessee, belonging to **Dixie Carroll Ramer**, described as follows:

Land in Davidson County, Tennessee, being the Southerly 50 feet of lot No. 16 and a part of a 10 foot strip reserved immediately in rear of said lot on the Map of the Kenner Manor Land Company's second subdivision of the Kenner Tract, as of record in Book 421, Page 100, of the Register's Office for said County. Said part of lot No. 16 and a 10 foot reserved strip front 50 feet on the Easterly side of Kenner Avenue, and run back 206 feet on the South line and 209.25 feet, more or less, on the North line to Easterly line of said reserved strip and shows 50.08 feet, more or less, on said line.

Being the same property conveyed to Claude O. Ramer and Dixie C. Ramer, by the entirety by Warranty Deed from Jack C. Ramer, an unmarried man, recorded on the 9th day of January, 1958 in Book 2734, Page 196, in the Register's Office of Davidson County, Tennessee. Said Claude O. Ramer predeceased Dixie C. Ramer. Dixie C. Ramer died December 15, 1995.

THIS CONVEYANCE IS SUBJECT TO A) Property taxes, which have been prorated and assumed by the Grantees. B) All matters set forth in the plan of record in Plat Book 421, Page 100 and C) Any and all other existing easements and restrictions of record.

This is improved property known as 148 Kenner Avenue Nashville, TN 37205.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantees, their heirs and assigns forever. And the Grantor covenants with the Grantees that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that same is unencumbered except as stated above. And the Grantor does further covenant and bind himself as Administrator of the **Estate of Dixie Carroll Ramer,** its heirs and assigns, to warrant and forever defend the title to said land to the Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Witness my hand this 22nd day of February, 2011.

The Estate of Dixie Carroll Ramer

Claude O. Ramer II, Administrator

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 22nd day of February, 2011, before me personally appeared, **Claude O. Ramer II,** Administrator of the **Estate of Dixie Carroll Ramer** to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the forgoing instrument on behalf of the **Estate of Dixie Carroll Ramer**, and acknowledged that he executed the same as his free act and deed and for the purposes described herein.

Witness my hand and official seal, at the office, this 22nd day of February, 2011.

My commission expires:

5-20-14

Notary Public

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $191,000.00.

Affiant

Subscribed and sworn to before me this 22nd day of February, 2011.

Notary Public

My Commission Expires:

01/07/2013

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY