File Box

PREPARED BY (AND RETURN TO):

WILKINS & IVEY

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Phone (615) 298-3312 - Fax 292-8746

Christy Wilkins Ivey *Percy Wilkins, Jr. (retired)*

W & I Ref:(DM) Title No: 50921
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Tamara L. Ramsey 4206 Lone Oak Road Nashvlle, Tennessee 37215	SAME

TAX MAP-PARCEL NUMBERS: 13103016800

BILL GARRETT, Davidson County
Trans:T20110040757 DEEDWARR
Recvd: 07/07/11 12:54 2 pgs
Fees:13.00 Taxes:1051.36
20110707-0052048

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$284,150.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Barbara L. Rhodes, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Tamara L. Ramsey** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being the westerly part of Lot No. 20 on the Plan of Neil Hunt's Subdivision as of record in Book 974, page 19, Register's Office for said County.

Said part of Lot No. 20 fronts 75 feet on the easterly side of Lone Oak Road and extends back between lines as measured from the center line of Lone Oak Road, 240 feet, more or less, on the southerly line and 246 feet, more or less, on the northerly line to a line in the rear on which it measures 75 feet, more or less.

Being the same property conveyed to Michael W. Rhodes and Barbara L. Thorne, both unmarried, by Warranty Deed from Ansley Reid Fleetwood and wife, Monica Therese Fleetwood, dated September 30, 1986 and recorded on October 13, 1986, of record in Book 7007, page 848, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated March 12, 1993, recorded August 11, 1993, of record in Book 9044, page 820, said Register's Office, Michael W. Rhodes conveyed his interest in subject property to Barbara L. Thorne, now Rhodes.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2011, and subsequent years; All matters shown on the Plan, with Owner's Certificate, of record in Book 974 Page 19, said Register's Office; Restrictions and use limitations of record in Book 1129, page 321, and Book 6104, page 64, said Register's Office.

This is improved property, known as: 4206 Lone Oak Road, Nashville, Tennessee 37215

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 21st day of June, 2011.

Barbara L. Rhodes

State of TENNESSEE
County of DAVIDSON

On this 21st day of June, 2011 , before me the undersigned authority, personally appeared Barbara L. Rhodes , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES: March 3, 2015

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is ~~$285,000.00~~ $284,150.00

Affiant

Sworn and subscribed before me this the 27th day of June, 2011

My Commission Expires: _____

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES: March 3, 2015

Notary Public