WARRANTY DEED

Return to:
SIDWELL, BARRETT & WELCH, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $259,000.00

Constance Wesnofske
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of July, 2011.

Deanie L. Gregory
Notary Public

MY COMMISSION EXPIRES: 3-3-2014

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Deanie L. Gregory, Attorney at Law
Greater Nashville Title & Closing Company
200 Madison St.
Madison, Tn 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Sara D. Ramsey	New Owner	16003004300
(NAME)	(NAME)	
5231 Anchorage Dr.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20110047319 DEEDWARR
Recvd: 08/03/11 11:24 2 pgs
Fees:13.00 Taxes:958.30
20110803-0059698

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Brett A. Wesnofske and Constance Wesnofske, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sara D. Ramsey and Matthew Ramsey, Wife and Husband, HEREINAFTER CALLED THE GRANTEE, THEIR 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 located in Davidson County, Tennessee described as follows to wit:

Land in Davidson County, Tennessee, being Lot No. 287 on the Plan of Haileywood Estates, Section VIII of record in Plat Book 2854, Page 19, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Brett A. Wesnofske and wife, Constance Wesnofske by Warranty Deed from Christopher L. Wood and wife Patricia M. Wood dated February 28, 2006 of record in Instrument No. 20060407-0040380, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: TAXES FOR THE YEAR 2011 AND SUBSEQUENT YEARS THEREAFTER; SUBJECT TO AGREEMENT FOR DEDICATION OF EASEMENT FOR SANITARY SEWERS, STORM DRAINAGE, WATER MAINS AND APPURTENANCES IN FAVOR OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE, ITS SUCCESSORS AND/OR ASSIGNS FOREVER IN BOOK 6232, PAGE 987, SAID REGISTER'S OFFICE; SUBJECT TO THE PLAN OF HAILEYWOOD ESTATES, SECTION VIII, OF RECORD IN PLAT BOOK 2854, PAGE 19, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, WHICH SHOWS AN OWNER'S CERTIFICATE, CERTAIN NOTES, EASEMENTS, AND BUILDING SETBACK LINES, IF ANY, AS MAY BE SET FORTH THEREON.

unimproved ☐

This is improved ☑ property, known as 5231 Anchorage Dr., Nashville, TN 37220
(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, their heirs and assigns forever; and we do covenant with the said GRANTEE 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, their 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 29th day of July, 2011.

Brett A. Wesnofske

Constance Wesnofske

Brett A. Wesnofske

Constance Wesnofske

File No.: 2011-0300
GRE TN Warranty Deed

STATE OF TENNESSEE

COUNTY OF Williamson

On this 29th day of July, 2011, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Brett A. Wesnofske and Constance Wesnofske**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
March 03, 2014

Deanie L. Gregory
Notary Public, Deanie L. Gregory

Return To:
Deanie L. Gregory, Attorney at Law
Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115

