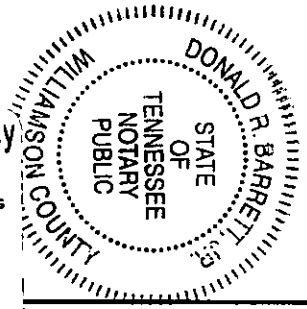
WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110047332 DEEDWARR
Recvd: 08/03/11 11:43 2 pgs
Fees:13.00 Taxes:571.65
20110803-0059710



STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $154,500.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 9/25/13

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Matthew Tyler Sinclair	NEW OWNER	10511010800
(NAME)	(NAME)	
1814 Martin Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(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, **Matthew T. Ramsey and Sara D. Ramsey, husband and wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Matthew Tyler Sinclair, an unmarried man**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

A certain tract of parcel of land in Davidson County, State of Tennessee, described as follows, to- wit:
Being the southerly 50 feet of the northerly 200 feet of the easterly 156 feet of Lot No. 13 on the Plan of the Joseph W. Horton property, of record in Plan Book 1, Page 44, of the Chancery Court at Nashville, and described according to a survey made by S. M. McMurray Engineering Company, June 16th, as follows:
Beginning on the easterly margin of Martin Street, at a point 108.9 feet north of the northerly margin of Wedgewood Avenue; thence with the easterly margin of said street, northwardly 50 feet; thence eastwardly and parallel with the northerly margin of Wedgewood Avenue 156 feet; thence southerly 50 feet, thence westwardly 156 feet to the beginning.

Being the same property conveyed to Matthew T. Ramsey and wife, Sara D. Ramsey by Deed from Jacki Moss and Toni Alexandra Evola, as joint tenants with right of survivorship, dated 05/14/2004 and filed for record on 05/18/2004 in Instrument 200405180058000, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

Taxes for the year 2011 and subsequent years, a lien not yet ascertainable, due or 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.

unimproved ☐

This is improved ☑ property, known as 1814 Martin Street, Nashville, TN 37203

(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), their heirs and/or 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), their heirs and/or 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.

Matthew T. Ramsey

Sara D. Ramsey

State of Tennessee
County of Williamson

Personally appeared before me Matthew T. Ramsey and Sara D. Ramsey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 29th day of July, 2011.

Notary Public
My Commission Expires: 9/25/13

WILLIAMSON COUNTY DONALD R. BARRETT, JR. STATE OF TENNESSEE NOTARY PUBLIC

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027