BILL GARRETT, Davidson County
Trans:T20110068517 DEEDWARR
Recvd: 11/01/11 14:36 2 pgs
Fees:13.00 Taxes:540.20
20111101-0085025

WARRANTY DEED

QUENN N. CRUM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENENSSEE
COUNTY OF ~~DAVIDSON~~ Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $146,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF OCTOBER, 2011.

Notary Public

MY COMMISSION EXPIRES: 4/20/15
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Blvd., Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ronald J. Kramer	360 Mtg Group, LLC	072-13-0-100.00
(NAME) 2407 Inga Street	(NAME) 11305 Four Points Dr. Ste 1-200	
(ADDRESS) Nashville, TN 37206	(ADDRESS) Austin, TX 78726	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, James Don Bush, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ronald J. Kramer, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON COUNTY**, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 27 on the map of Springdale Subdivision, also of record in Book 974, Page 18, Register's Office for said county.

Said Lot No. 27 fronts 50 feet on the westerly side of Inga Street, and runs back 187.5 feet on the northerly line and 199 feet on the southerly line to the right of way of the L. & R.R. and measures 51.25 feet.

Being the same property conveyed to James Don Bush by deed dated November 27, 2007 from Sue Ann Head of record in Instrument No. 20071128-0137856, Register's Office for Davidson County, Tennessee.

SAID property was investment property and was never the principle residence of the grantor.

THIS CONVEYANCE IS MADE SUBJECT TO: 2011 Real Property Taxes for 2011 and every year thereafter; Subject to any and all matters on plan of record in Plat Book 974, Page 18; all in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS FURTHER MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein."

unimproved ☐

This is improved ☒ property, known as **2407 Inga Street, Nashville, TN 37206**
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 my hand this **26th day of October, 2011**.

James Don Bush

STATE OF TENENSSEE

COUNTY OF DAVIDSON

Before me, the undersigned, of State and County aforesaid, personally appeared James Don Bush with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the person who executed the foregoing instrument for the purpose therein contained, and that he executed the same as his free act and deed.

Witness my hand and official seal at Nashville, Davidson County Tennessee this 26th day of October, 2011.

Commission expires: May 6, 2013

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

I. Dyke Tatum Notary Public

Return To:

Clarity Title, LLC
815 Loretta Dr.
Goodlettsville, TN 37072
615-448-6494
11-0295