RETURN TO / PREPARED BY:
First [illegible] Escrow Company, Inc.
2000 [illegible] Rd., Ste. 110
Nashville, [illegible]
RTEC File: 305708
(Davidson County File Box 9-B)

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
3817 Bedford Avenue
Suite 140
Nashville, Tennessee 37215

CRT File No. 12050838

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $779,000.00.

Affiant

Subscribed and sworn to before me, this 29th day of June, 2012.

Notary Public
My Commission Expires: _____

BETH M. BROCK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires FEB. 19, 2013

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
James Ramsey and Carla Ransom 2407 Barton Ave Nashville TN 37212	New Owner	Tax Parcel ID No. 10411031700

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Russell A. Nabors, married,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **James H. Ramsey and wife, Carla E. Ransom**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being the Northerly 150 feet of Lot No. 55 on the Plan of Bransford Realty Company's Subdivision of the Edgar Jones-Home Place of record in Instrument Number Book 421, Page 7, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said part of Lot No. 55 fronts 90 feet on the Southerly side of Barton Avenue and runs back between parallel lines, with the Easterly margin of 25th Avenue South, 150 feet to a dead line.

Being the same property conveyed to Russell A. Nabors, unmarried by Warranty Deed from Barbara C. Wilkins, married and Kent M. Cooper, married, recorded on the 30th day of November, 2009 in Instrument No. 20091130-0108859, in the Register's Office of Davidson County, Tennessee.

Mindy Carson Nabors, the spouse of Russell A. Nabors, hereby joins in the signing of this Warranty Deed to convey any marital interest she may have in the subject property.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2012 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BRANSFORD REALTY COMPANY'S SUBDIVISION OF THE EDGAR JONES-HOME PLACE, as recorded in Plat Book 421, Page(s) 7.

Easement for Joint Driveway, recorded in Book 681, Page 103.

BILL GARRETT, Davidson County
Trans:T20120048482 DEEDWARR
Recvd: 07/02/12 10:57 2 pgs
Fees:13.00 Taxes:2882.30
20120702-0057765

This is improved property located at 2407 Barton Ave Nashville TN 37212

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29th day of June, 2012.

Russell A. Nabors

Mindy Carson Nabors

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Russell A. Nabors and Mindy Carson Nabors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of June, 2012.

Notary Public
My Commission Expires: _____

