My Commission Expires JULY 6, 2015

WARRANTY DEED

AFTER RECORDING PLEASE RETURN TO:
Lawyer's Escrow Service Inc.
2021 Richard Jones Rd., Suite 220
Nashville, TN 37215

SHANNON PHILBIN
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $835,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 OF JULY, 2012.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 7-6-15

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David B. Wells Elizabeth B. Wells	Myers Park Mortgage, Inc.	130-11-128
(NAME)	(NAME)	
4504 Beacon Drive	141 Providence Road	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Charlotte, NC 28207	
(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, **Richard H. Ramsey and wife, Elizabeth H. Ramsey**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **David B. Wells and wife, Elizabeth B. Wells**, 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:

LAND in Davidson County, Tennessee, being Lot No. 13of Block "P" on the Plan of Tyne Meade, Section IV, as of record in Book 1424, Page 25, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Richard H. Ramsey and wife, Elizabeth H. Ramsey by deed from J. Page Davidson of record in Instrument No. 20100216-0011885 Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐
This is improved ☒ property, known as 4504 Beacon Drive, Nashville, TN 37215
(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.

BILL GARRETT, Davidson County
Trans:T20120056315 DEEDWARR
Recvd: 07/31/12 15:29 3 pgs
Fees:18.00 Taxes:3089.50
20120731-0067598

Witness my hand this 24 day of July, 2012.

Elizabeth H. Ramsey

STATE OF Maryland
COUNTY OF Worcester

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Elizabeth H. Ramsey, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at 6200 Coastal Hwy, OC MD 21842 this 24 DAY OF JULY, 2012.

Commission expires:

2/17/2015

Notary Public

STEPHANIE RENEE DIETRICH NOTARY PUBLIC WORCESTER COUNTY, MD MY COMMISSION EXPIRES 02-17-2015

Witness our hands this 23rd day of July, 2012.

Richard H. Ramsey

STATE OF North Carolina
COUNTY OF Guilford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Richard H. Ramsey, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Guilford County, North Carolina this 23rd DAY OF JULY, 2012.

Commission expires:

My Commission Expires Sept. 23, 2013

CAROL A. CURRENCE NOTARY PUBLIC GUILFORD COUNTY, NC

Notary Public