WARRANTY DEED

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
EXP. SEPT. 9, 2014
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00

Carmen Coats
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of August, 2012.

J. Brandon Miller
Notary Public

MY COMMISSION EXPIRES: 9-9-2014

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Shiobhan N. Ramey	Envoy Mortgage, LTD	062.02-0A-233.00
(NAME)	(NAME)	BILL GARRETT, Davidson County
2933 River Bend Drive	5100 Westheimer Rd., Ste 320	Trans:T20120058474 DEEDWARR
(ADDRESS)	(ADDRESS)	Recvd: 08/07/12 13:33 2 pgs
Nashville, TN 37214	Houston, TX 77056	Fees:13.00 Taxes:499.50
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	20120807-0070327

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, **Arlis J. Albritton and Jana L. Albritton, husband and wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Shiobhan N. Ramey, an unmarried woman**, 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:

Being Lot 225 on the Final Plat of River Trace Estates, Phase I, Section 4 and 5, of record in Plat Book 9700, Page 409, Register's Office for Davidson County, Tennessee, to which is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Arlis J. Albritton and Jana L. Albritton, husband and wife by Warranty Deed from NVR, Inc., a Virginia corporation, successor by merger to Fox Ridge Homes, Inc. f/k/a NVR Fox Ridge, Inc., dated March 29, 2001 of record in Instrument No. 20010404-0032622, Register's Office for Davidson County, Tennessee.

Taxes for the year 2012, and subsequent years, a lien not yet due and payable.
All matters on the Plan of record in Plat Book 9700, Page 409, Register's Office for Davidson County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 6851, Page 370 and Book 6982, Page 747, Register's Office for Davidson County, Tennessee.
Charter of the Homeowner's Association of record in Book 6851, Page 363, Register's Office for Davidson County, Tennessee.
By-Laws of record in Book 6851, Page 390, Register's Office for Davidson County, Tennessee.

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 2933 River Bend Drive, Nashville, TN 37214

(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 6th day of August, 2012.

Arlis J. Albritton by Jana L. Albritton as attorney in Fact

Arlis J. Albritton
by Jana L. Albritton

Jana L. Albritton

Jana L. Albritton

State of Tennessee
County of Wilson

On this 6th day of August, 2012, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Jana L. Albritton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is the attorney-in-fact of Arlis J. Albritton, and is authorized by him/her, and does hereby acknowledge the execution of this instrument on his/her behalf, by virtue of an instrument of record in Instrument No. 20120807000703260, Register's Office of Davidson County, Tennessee.

Witness my hand and official seal this 6th Day of August, 2012.

Tracey Trumphour

Notary Public
My Commission Expires: 9.2.2013

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jana L. Albritton, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 6th day of August, 2012.

Tracey Trumphour

Notary Public
My Commission Expires: 9.2.2013

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122