**NEW OWNER:**

**CLYDE and PATSY RAMEY**
117 Morton Mill Cir
Nashville, TN 37221

**SEND TAX BILLS TO:**
**NEW OWNER**

**Map 155**
**Parcel 213.00**

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

**FILE NO: 12-0566**

BILL GARRETT, Davidson County
Trans:T20120067094 DEEDWARR
Recvd: 09/07/12 08:33 3 pgs
Fees:18.00 Taxes:370.00
20120907-0080994

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **ONE HUNDRED THOUSAND 00/100 Dollars ($100,000.00)** cash in hand paid, the receipt of which is hereby acknowledged **CARMEN V. ADKISSON,** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **CLYDE RAMEY and wife, PATSY RAMEY,** ("Grantee"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson** County, Tennessee, bound and described as follows, to-wit:

## SEE ATTACHED "EXHIBIT A"

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be assumed by the Grantee.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 31st day of August, 2012.

Carmen V. Adkisson

CARMEN V. ADKISSON

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, CARMEN V. ADKISSON 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 office this 31st day of August, 2012.

JONATHAN M TINSLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

NOTARY PUBLIC

My commission expires: 3/28/2016

**********

The actual consideration or value, whichever is greater, for this transfer is $100,000.00 .

AFFIANT

Sworn to and subscribed to before me this 31 day of August, 2012.

NOTARY PUBLIC

My commission expires: 3/28/2016

JONATHAN M TINSLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

## EXHIBIT A

Beginning at a point in the North Margin of Poplar Creek Road, and 50 feet west of Rolling River Estate (said point being described as a public easement in Book 3819, page 296); thence with said margin in a western direction on a curve line 284.16 feet (having a radius of 636.62), to an iron pin; thence North 8 degrees 18 minutes and 29 seconds East 615.48 feet to a concrete monument; thence North 87 degrees, 55 minutes and 49 seconds East 230.65 feet to a concrete monument (said line being a common boundary line of James D. Abernathy, et ux); thence with a public easement line South 3 degrees 52 minutes and 31 seconds West 628.4 feet to the point of beginning, and containing 3.54 acres, described by a survey of John J. O'Connor dated February 16, 1978.

Included in the above conveyance but expressly EXCLUDED from this conveyance are two legal descriptions of record in Book 8028, Page 384, and Book 7006, Page 828, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Randall D. Adkisson and wife, Carmen V. Adkisson, by a warranty deed from Mildred T. Adkisson, a widow, dated March, 10, 1978, of record in Record Book 5262, Page 332, Registers Office Davidson County Tennessee. The undersigned make oath herein that Randall D. Adkisson is now deceased, having remained married to Carmen V. Adkisson without intervening divorce or legal separation from time of acquisition of the property herein until his/her death, thereby vesting title in Carmen V. Adkisson as the surviving tenant by the entirety.

This is IMPROVED property known as 8166 Poplar Creek Road, Nashville, TN 37221.