BILL GARRETT, Davidson County
Trans:T20120080893 DEEDWARR
Recvd: 10/24/12 14:36 2 pgs
Fees:13.00 Taxes:923.15
20121024-0097634

THIS INSTRUMENT PREPARED BY: WESLEY D. TURNER **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH SUITE 1700 NASHVILLE, TENNESSEE 37201 (615) 244-4994 CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES: March 3, 2015	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $249,500.00. Affiant Subscribed and sworn to before me, this 23rd day of October, 2012. Notary Public My Commission Expires: _____

Address New Owner As Follows: Donald A. Hall 309 Chippewa Circle Nashville, TN 37221	Send Tax Bills To: New American Mortgage, LLC 841 Seahawk Circle Virginia Beach, VA 23452	Map-Parcel Number: 155-10-OA-008

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **W. Edward Ramage and wife, Phyleen Stewart-Ramage**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **Donald A. Hall**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot(s) 7, as shown on the map entitled McCrory Trace Estates, of record as Plat Book 6900, pages 720-723, as amended by Surveyor's Certificate of Correction of record as Book 7825, page 429, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to W. Edward Ramage and spouse, Phyleen Stewart-Ramage, by deed from Rafael Fernandez and spouse, Susan E. Fernandez, of record as Book 10552, page 615, dated July 30, 1997, said Register's Office.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2012 taxes, which have been paid by Seller, prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Matters shown on the Plan of record as Plat Book 6900, pages 720-723 and amended in Book 7825, page 429, said Register's Office.

3. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record as Book 7241, page 597 and amended in Book 7576, page 846, said Register's Office.

4. Rights of others in and to the use of the common areas/elements.

This is improved property known as: **309 Chippewa Circle, Nashville, TN 37221**.

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, his heirs and assigns, forever; and Grantors covenant with the said Grantee that they 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 further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 22 day of October, 2012.

W. Edward Ramage

Phyleen Stewart-Ramage

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, W. Edward Ramage and Phyleen Stewart-Ramage, the within named bargainor, 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 22 day of October, 2012.

(Seal)

Notary Public

My Commission Expires:

GEORGE V. CRAWFORD, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 3, 2015