File Box 248

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120081476 DEEDWARR
Recvd: 10/26/12 11:17 2 pgs
Fees:13.00 Taxes:1295.00
20121026-0098329

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 24TH DAY OF OCTOBER, 2012.

Notary Public

MY COMMISSION EXPIRES: October 5, 2015.
(AFFIX SEAL)

LYNN B. WADDELL NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Brentwood, Inc., 5111 Maryland Way, Ste. 205, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rosemary D. Ramsey	New Owner	14508001800
(NAME)	(NAME)	
5042 Lakeview Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220	,	
(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, **W. C. Wilder and wife, Mildred A. Wilder**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Rosemary D. Ramsey, a single person**, 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:

Being Lot No. 52 on the plan of Lakeview Manor of record in Book 2133, pages 39, 40 and 41, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to W. C. Wilder and wife, Mildred A. Wilder by deed from Sallie L. Broyles and husband, George T. Broyles of record in Book 3812, page 492, and by Quitclaim Deed of record in Book 11394, page 790, Register's Office for Davidson County, Tennessee.

This conveyance is subject to 2012 taxes, paid, prorated and assumed by the Grantee; all maters as shown on the plan of record in Book 2133, pages 39, 40 and 41; Subject to the restrictive covenants as set out in Book 2270, page 514 as amended in Book 4184, page 204; and Letter issued by Metropolitan Government – Department of Water and Sewerage Services, allowing the connection to the sewer line, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 5042 Lakeview Drive, Nashville, TN 37220
(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.

Witness our hands this 24th day of October, 2012.

W. C. Wilder

Mildred A. Wilder

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the aforesaid State and County, W. C. Wilder and wife, Mildred A. Wilder, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 24th day of October, 2012.

Commission expires: October 5, 2015

ANN B. WADDELL NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

Ann B. Waddell

Notary Public