BILL GARRETT, Davidson County
Trans:T20120092063 DEEDWARR
Recvd: 12/03/12 13:22 3 pgs
Fees:18.00 Taxes:563.88
20121203-0110896

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Chad M. Ramsey
1320 Paulson Way
Antioch, Tennessee 37013

SEND TAX BILL TO:
US Bank, N.A.
P.O. Box 7298
Springfield, OH 45501

MORTGAGEE:
US Bank, N.A.
P.O. Box 7298
Springfield, OH 45501

MAP	**172-8**
GROUP	**A**
PARCEL	**41CO**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **JoBeth Harman, unmarried,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Chad M. Ramsey and Allie C. Ramsey**, husband and wife, 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. 41 on the Plan of Hunter's Branch, Section 2-B, of record in Plat Book 6900, page 336 & 337, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to JoBeth Harman and Gene A. Harman, by deed dated August 29, 1996 from W. J. Winters and wife Faye Winters, of record in Book 10177, page 427, Register's Office for Davidson County, Tennessee. Gene A. Harman conveyed his interest to JoBeth Harmen by Quitclaim Deed dated May 8, 2001 of record in Instr. 20010601-0057135, re-recorded in Instr. 20011226-0141504, said Register's Office.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2013 and subsequent years.

This is **improved** property known as **1320 Paulson Way, Antioch, Tennessee 37013.**

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, GRANTOR does covenants with the said GRANTEES that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR, does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and 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 my hand this the **29th** day of **November, 2012.**

JoBeth Harman

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **JoBeth Harman, unmarried**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 29th day of November, 2012.

Thomas I. Bottorff
NOTARY PUBLIC

THOMAS I. BOTTORFF
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 11/24/2013

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $152,400.00.

AFFIANT

Subscribed and sworn to before me on this 29th day of November, 2012.

NOTARY PUBLIC

My Commission Expires: 11-4-2013

SUSAN FRENSLEY NEWTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

MY COMMISSION EXPIRES:
NOVEMBER 4, 2013