This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $132,000.00.

Affiant

Subscribed and sworn before me this the 28th day of November, 2012.

Notary Public
My commission expires: 6/26/2016

LAURA JANE SHOUN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Michieal Ramsey	Pinnacle National Bank	51-3-143
913 Vantrease Rd	150 3rd Avenue South, Ste 900	
Madison, TN 37115	Nashville, TN 37201	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, JASON ALLEN AND RACHAEL ALLEN, A/K/A RACHEL ALLEN, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to MICHIEAL RAMSEY, AN UNMARRIED MAN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 61 on the plan of Stratton Heights, as shown by plat of record in Plat Book 1835, page 13, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Jason Allen and Rachael Allen, husband and wife, by Deed from John Edward Slate, married, dated February 10, 2011, of record as Instrument No. 20110217-0013423, said Register's Office.

The said Rachael Allen and Rachel Allen are one in the same person.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 913 Vantrease Rd, Madison, TN 37115.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 28th day of November, 2012.

Jason Allen

Rachel Allen

BILL GARRETT, Davidson County
Trans:T20120093865 DEEDWARR
Recvd: 12/07/12 13:59 2 pgs
Fees:13.00 Taxes:488.40
20121207-0113087

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jason Allen and Rachel Allen, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 28th day of November, 2012.

My commission expires: 6/20/2016

Notary Public

