BILL GARRETT, Davidson County
Trans:T20130006642 DEEDWARR
Recvd: 01/24/13 10:27 2 pgs
Fees:13.00 Taxes:1459.65
20130124-0007789

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, is $394,500.00 (Three Hundred Ninety Four Thousand Five Hundred).

AFFIANT

Subscribed to and sworn before me this 18th day of January, 2013.

DEBORAH TUBBS STATE TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY COMM. EXP. 8-17-15

NOTARY PUBLIC MY COMMISSION EXPIRES (NOTARY SEAL)

**THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:**

**GRISSIM TITLE & ESCROW, LLC**
1222 17th Avenue South, Nashville, TN 37212

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBER: |
|---|---|---|
| Richard Eli Ball<br>3340 Acklen Avenue<br>Nashville, TN 37212 | United Wholesale Mortgage<br>555 South Adams Road<br>Birmingham, MI 48009 | 104-6-123.00 |

# WARRANTY DEED

FOR AND IN 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, I/WE, **SAMUEL J. RAMAGE, UNMARRIED,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **RICHARD ELI BALL AND MARY T. UNOBSKY, HUSBAND AND WIFE,** HEREINAFTER CALLED THE **GRANTEE(S),** 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 a part of Lot No. 99 on the Plan of Bransford Realty Co's West End Heights Subdivision of record in Plat Book 332, Page 124 and 125, in the Register's Office for Davidson County, Tennessee, and being more particularly described according to a survey made by Hal R. Swann, Jr., Surveyor, dated April 26, 1952, and a survey made by John B. Kohl, III, dated April 2, 1990, as follows:
Beginning on the northerly margin of Acklen Avenue (formerly Love Circle) at the corner of Lots Nos. 98 and 99; thence with the line between said lots, North 44 degrees 25' East 180.00 feet to the westerly margin of an alley; thence with the margin of same, northwardly 18.0 feet to a point; thence South 64 degrees 45' West 104.0 feet to a point; thence South 44 degrees 30' West 100.0 feet to a point in the northerly margin of Acklen Avenue (formerly Love Circle) ; thence with the margin of same and the curve of same, eastwardly 57.0 feet to the point of beginning.

Being the same property conveyed to Samuel J. Ramage by Deed from Martha Anne Irwin of record at Instrument No. 20051123-0142013, Register's Office for Davidson County, Tennessee, dated October 18, 2005 and recorded on November 23, 2005.Being the same property conveyed to Samuel J. Ramage, unmarried by Warranty Deed from Ted Jones, unmarried of record at Instrument No. 2000501-0043271, Register's Office for Davidson County, Tennessee.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

| This is: | ( X ) IMPROVED<br>( ) UNIMPROVED | Property known as:<br>**3340 ACKLEN AVENUE**<br>**NASHVILLE,TN37212** |
|---|---|---|

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(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

LTSR Number:

GTE File: 2012

WITNESS, this 18th day of January, 2013

**Samuel J. Ramage**

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

On this 18th day of January, 2013, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Samuel J. Ramage** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 18th day of January, 2013.




Notary Public

Commission Expires: _____