 (Notary Stamp)	STATE OF TENNESSEE COUNTY OF ~~WILLIAMSON~~ DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $386,000.00 Affiant Subscribed and sworn to before me, this 26th day of February, 2013. Notary Public My commission expires: 8-23-16

THIS INSTRUMENT PREPARED BY
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20130018832 DEEDWARR
Recvd: 03/07/13 14:00 2 pgs
Fees:13.00 Taxes:1428.20
20130307-0022939

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Robert Ezell Jones **Deborah Leppink Jones**	**New Owner**	**Map\Parcel: 104-06-0-307.00**
260 Forest Trails		
Brentwood, TN 37027		

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 ACKNOWLEDGE, WE,

Emily Ann Ramer, unmarried, and Samuel Thornton Ramer, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Robert Ezell Jones and wife, Deborah Leppink Jones

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 the west parts of Lots Nos. 11 and 12 of Block 2 on the Map of Fairfax Place, as of record in Book 547, Page 137 and 138, Register's Office for Davidson County, Tennessee.

Said parts of said Lots adjoin and front 121.98 feet on the north side of Belcourt Avenue and run back between lines, 158.45 feet on the east line and 159.22 feet on the west line as measured around a slight curve, being the easterly margin of 32nd Avenue South, to a dead line in the rear on which it measures 113.8 feet.

Being the same property conveyed to Emmet M. Ramer and wife, Emily T. Ramer by Warranty Deed from John A. McDowell and wife, Estelle R. McDowell, of record in Book 1905, Page 571, dated October 1, 1950, Register's Office for Davidson County, Tennessee. Emmet M. Ramer having since died on May 13, 1960, predeceasing Emily T. Ramer. Emily T. Ramer having since died testate on April 14, 2011, leaving as devisees Emily Ann Ramer and Samuel Thornton Ramer. See Probate Case No. 11P-708 in the Seventh Circuit Court for Davidson County, Tennesee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
The Plan of record in Plat Book 547, Page 137 and 138, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 2818 Belcourt Avenue, Nashville, TN 37212.

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 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 my/our hand(s) this 26th day of February, 2013.

Emely Ann Ramer
By. Samuel T. Ramer,
Attorney-in-Fact

Emily Ann Ramer
By: Samuel Thornton Ramer, Attorney-in-Fact

Samuel Thornton Ramer

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Samuel Thornton Ramer with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument on behalf of Emily Ann Ramer for the purposes therein contained, and who further proved to me that he/she is the Attorney in Fact for Emily Ann Ramer and is authorized by Emily Ann Ramer to execute this instrument on his/her behalf.

Witness my hand, at office, this 26th day of February, 2013.

Notary Public

My Commission Expires: 9-5-2016

DANIEL HEARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Samuel Thornton Ramer, unmarried , the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of February, 2013.

Notary Public

My Commission Expires: 9-5-2016

DANIEL HEARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File #: **130040DH**
RECORD & RETURN TO:
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027