BILL GARRETT, Davidson County
Trans:T20130032347 DEEDWARR
Recvd: 04/19/13 11:08 2 pgs
Fees:13.00 Taxes:1073.00
20130419-0039144

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd
Suite 203A
Nashville, Tennessee 37215

CRT File No. 13030079

AFTER RECORDING PLEASE RETURN TO:
Lawyer's Escrow Service Inc.
2021 Richard Jones Rd., Suite 220
Nashville, TN 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is geater, for this transfer is: $290,000.00.

Affiant

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

Notary Public
My Commission Expires: 7-6-15

SHANNON PHILBIN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN. My Commission Expires JULY 6, 2015

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Daniel S. Pettus and Alison West 701 Branch Creek Rd Nashville TN 37209	~~New Owner~~ Fidelity Bank 3 Corporate Square 7th floor Atlanta, GA 30329	Tax Parcel ID No. 103-06-0 204.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Todd Ramey and Laura Ramey, Husband and Wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Daniel S. Pettus, unmarried and Alison West, unmarried as tenants in common with right of survivorship**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 27, BROOKSIDE COURTS ADDITION NO. 3, as shown on plat of record in Plat Book 1835, Page 107, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Todd Ramey and Laura Ramey, husband and wife by Warranty Deed from Irene Powell Sanders n.k.a Hudson and Beth Powell Mitchell, recorded on the 5th day of November, 2008 in Instrument No. 20081105-0110206, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2013 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BROOKSIDE COURTS ADDITION NO. 3, as recorded in Plat Book 1835, Page(s) 107.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

Easement set out in Deed of Trust recorded in Book 5024, Page 241.

This is improved property located at 701 Branch Creek Rd Nashville TN 37209.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant

and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 18th day of April, 2013.

Todd Ramey by Laura Ramey, his attorney-in-fact Laura Ramey

Todd Ramey by Laura Ramey, his attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Laura Ramey, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of April, 2013.

Notary Public

My Commission Expires: 9-9-14

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Laura Ramey, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-fact for Todd Ramey, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 18th day of April, 2013.

Notary Public

My Commission Expires: 9-9-14

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014