Davidson County DEEDWARR
Recvd: 06/18/13 08:57 3 pgs
Fees:18.00 Taxes:518.00

20130618-0061938

WARRANTY DEED

SR13-0612

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00

Affiant

Subscribed and sworn to before me, this 14th DAY OF June, 2013.

Notary Public

MY COMMISSION EXPIRES: 3-17-14
(AFFIX SEAL)

CAROL A. CLAWSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
William J. Ratliff	William J. Ratliff	
612 Butler Circle	612 Butler Circle	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Nashville, TN 37217	136-14-150.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we CAREN JONES AND HUSBAND, ADAM JONES, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto WILLIAM J. RATLIFF, UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that 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. 107 on the Plan of Revised Castlegate, Section 2-A, of record in Plat Book 5200, Page 10, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Caren Allen, a married woman by Warranty Deed from Robert Edward Harris, a single man of record in Instrument No. 20070723-0087167, Register's Office for Davidson County, Tennessee, dated June 29, 2007 and recorded on July 23, 2007.

Being the same property conveyed to Caren Allen, a married woman by Quitclaim Deed from Roderick D. Allen of record in Instrument No. 20070723-0087169, Register's Office for Davidson County, Tennessee, dated June 29, 2007 and recorded on July 23, 2007.

Being the same property conveyed to Caren Jones, a married woman by Quitclaim Deed from Caren Jones F/K/A Caren Allen, a married woman of record in Instrument No. 20120827-0076973, Register's Office for Davidson County, Tennessee, dated June 28, 2012 and recorded on August 27, 2012.

This conveyance is subject to A) 2013 property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Plat Book 5200, page 10, Register's Office for Davidson County, Tennessee.

Adam Jones, husband of Caren Jones, joins in this conveyance for the sole purpose of conveying any marital interest he may have in the said property.

unimproved ( )
This is improved (X) property, known as 612 Butler Circle, Nashville, Tennessee 37217
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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. 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 14th day of June, 2013.

Caren Jones

Caren Jones

Adam Jones

Adam Jones

STATE OF Tennessee
COUNTY OF Davidson

On this the 14th day of June, 2013, before me personally appeared Caren Jones and husband, Adam Jones to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 14th day of June, 2013.

Robyn Dubray

Notary Public

My Commission Expires:

(SEAL)

ROBYN DUBRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 8/19/2017

RETURN TO:
Homeland Title, LLC
1896 General George Patton I
Franklin, TN 37067
Phone: (615)599-9959

True Copy Certification

I, CAROL CLAWSON, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Carol Clawson
Signature

State of Tennessee
County of Williamson

Personally appeared before me, LAURA PERRY, a notary public for this county and state, CAROL CLAWSON who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 10.11.15

LAURA D. PERRY
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY