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WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130055360 DEEDWARR
Recvd: 07/01/13 08:20 2 pgs
Fees:13.00 Taxes:355.20

20130701-0067171

STATE OF TENNESSEE
COUNTY OF **Davidson**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $95,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of June, 2013.

Notary Public

MY COMMISSION EXPIRES: 5/8/2017

(AFFIX SEAL)

J. DYKE TATUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 390 Mallory Station Road, Suite 107, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Baron Worsham	**Movement Mortgage, LLC.**	091-06-0-068.00
(NAME)	(NAME)	
905 Marilyn Road	**841 Seahawk Circle**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209-1948	**Virginia Beach, VA 23452**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Marc C. Ramsey and Jenny L. Ramsey, husband and wife, and Neal L. Ramsey and Martha A. Ramsey, husband and wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Baron Worsham**, hereinafter called the GRANTEE(S), their heirs and/or 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 all of Lot No. 25, on the Plan of WEST PARK, as shown by plat appearing of record in Plat Book 2331, Page 17, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Marc C. Ramsey and Jenny L. Ramsey, husband and wife, and Neal L. Ramsey and Martha A. Ramsey, husband and wife by Warranty Deed dated August 21, 2008, from Wendolyn Michelle Baker, a single woman and filed for record on August 27, 2008, in Instrument No. 20080827-0088164, Register's Office for Davidson County, Tennessee.

Subject to all matters as set forth on the plat of record in Plat Book 2331, Page 17 and Restrictive Covenants of record in Book 2399, Page 441, Register's Office of said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 905 Marilyn Road, Nashville, TN 37209-1948
(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/or 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/or 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 our hands this 21st day of June, 2013.

Marc C. Ramsey

Jenny L. Ramsey

Neal L. Ramsey by Marc C. Ramsey, Attorney-In-Fact

Martha A. Ramsey by Marc C. Ramsey, Attorney-In-Fact

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Marc C. Ramsey and Jenny L. Ramsey**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 26th day of June, 2013.

Debbie A. Mitchell
Notary Public
My Commission Expires: 4/19/2017

DEBBIE A MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

State of Tennessee
County of Williamson

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared **Marc C. Ramsey,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the attorney-in-fact of **Neal L. Ramsey and Martha A. Ramsey**, and is authorized by them, and does hereby acknowledge the execution of this instrument on their behalf, by virtue of an instrument of record in Instrument No. 20130701-0067169 and Instrument No. 20130701-0067170, Register's Office of Davidson County, Tennessee.

Witness my hand and Official seal this 26th day of June, 2013.

Debbie A. Mitchell
Notary Public
My Commission Expires:
4/19/2017

DEBBIE A MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

RETURN TO:
Stewart Title Company Tennessee Division
390 Mallory Station Road, Suite 107
Franklin, TN 37067