Prepared by:
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Attorney at Law
102 N. Main
Ashland City, TN 37015
File: 14030029

LEWIS BRONER McCOY
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

STATE OF TENNESSEE }
COUNTY OF Davidson }
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $174,900.00

Elizabeth Collins
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 24 DAY OF April, 20 14.

NOTARY PUBLIC

My Commission expires: 9/29/14

Address of New Owner
Jared Warren Thompson
1717 Stone Hollow Ct.
Hermitage, TN 37076

Send Tax Bills To:
Same

Tax Information:
064-16-D-010.00

BILL GARRETT, Davidson County
Trans:T20140028544 DEEDWARR
Recvd: 04/28/14 08:24 2 pgs
Fees:13.00 Taxes:647.13
20140428-0035167

Warranty Deed

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 and sufficiency of all of which are hereby acknowledged, **Johnny W. Ramsey and Angel D. Ramsey, husband and wife,** hereinafter called the **Grantor(s)**, have bargained and sold, and by these presents do transfer and convey unto **Jared Warren Thompson, an unmarried man,** hereinafter called the **Grantee(s)**, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s) 215, as shown on the map entitled Section One, Truxton Park, of record as Instrument No. 20001026-0106272, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Johnny W. Ramsey and Angel D. Ramsey, husband and wife, by Warranty Deed from Jon A. Nelson and wife, Cassidy S. Nelson, dated 04/15/2013 and filed for record on 04/19/2013 as Instrument No. 20130419-0039250, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Jon A. Nelson and wife, Cassidy S. Nelson by Warranty Deed from William T. Lambert and wife, Taleen A. Lambert, dated 05/31/2008 and filed for record on 06/04/2008 as Instrument No. 20080604-0056991, Register's Office for Davidson County, Tennessee.

This is improved property generally located:
1717 Stone Hollow Court, Hermitage, TN 37076

SUBJECT TO THE FOLLOWING:

1. 2014 City and/or County Property Taxes have been prorated and have been assumed by and are the responsibility of Grantee.
2. Easement, setbacks and all other matters shown on the Plat of record at Instrument No. 20001026-0106272, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.
3. Restrictive covenants recorded at Instrument No. 20001011-0100896, Register's Office of Davidson County, Tennessee, and to which instrument reference is here made for the complete and exact terms, details and requirements thereof.
4. Restrictive covenants recorded at Instrument No. 20001030-0107559, Register's Office of Davidson County, Tennessee, and to which instrument reference is here made for the complete and exact terms, details and requirements thereof.
5. Stormwater Detention Agreement of record at Instrument No. 20000824-0083612, Register's Office of Davidson County, Tennessee, and to which instrument reference is here made for the complete and exact terms, details and requirements thereof.

6. Easement of record at Book 5699, page 535, Register's Office of Davidson County, Tennessee, and to which instrument reference is here made for the complete and exact terms, details and requirements thereof.
7. Utility Easement of record at Book 4910, page 838, Register's Office of Davidson County, Tennessee, and to which instrument reference is here made for the complete and exact terms, details and requirements thereof.

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) his/her/their heirs and assigns, forever. I/We do covenant with said Grantee(s) that I/We are/am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. I/We further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the Grantee(s), his/her/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.

IN WITNESS WHEREOF, **Johnny W. Ramsey and Angel D. Ramsey** has/have caused this instrument to be executed, this the 24 day of April, 2014.

Johnny W. Ramsey

Angel D. Ramsey

STATE OF TN
COUNTY OF Cheatham

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Johnny W. Ramsey and Angel D. Ramsey,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

This the 24 day of April, 2014

My commission Expires: 7/29/14

NOTARY PUBLIC

LEWIS BRONER McCOY
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY