(2)

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $98,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF JUNE, 2014.

Notary Public

MY COMMISSION EXPIRES: 10.5.2015
(AFFIX SEAL)

JULIA A. HIRT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

R-VRES-14-107

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Susan G. Ramsey	Fifth Third Mtg.	
(NAME)	(NAME)	**044-11-0-089.00**
107 Orchard Drive	5001 Kingsley Dr.	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Cincinnati, OH 45227	
(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, I/we **CINDY GAIL PRYOR, UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **SUSAN G. RAMSEY, 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. 186 on the Plan of Section A, Village of Old Hickory of record in Plat Book 1424, Page 68, in the Register's Office for Davidson County, Tennessee, fronting 100.0 feet on Orchard Drive, containing 0.12 acres, more or less, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Cindy Gail Pryor, a single woman by deed from William A. Proctor, III, a married man of record in Instrument No. 20010108-0001980 Register's Office for Davidson County, Tennessee, dated December 29, 2000 and recorded on January 8, 2001. (Value of consideration shown in aforementioned deed $77,200.00.) Being also known as 107 Orchard Drive Old Hickory, TN 37138.

This conveyance is subject to:
- Taxes for the year 2014 a lien, not yet due and payable.
- Plan of record in Plat Book 1424, Page 68, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **107 Orchard Drive, Old Hickory, Tennessee 37138**.

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.

BILL GARRETT, Davidson County
Trans:T20140039948 DEEDWARR
Recvd: 06/06/14 10:26 2 pgs
Fees:13.00 Taxes:364.45
20140606-0049355

Witness my/our hand(s) this the 4th DAY OF JUNE, 2014.

Cindy Gail Pryor by Laura Mitchell, attorney-in-fact
Cindy Gail Pryor by Laura Mitchell as 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, LAURA MITCHELL, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of CINDY GAIL PRYOR, and who acknowledged he/she/they executed the same as the free act and deed of the said CINDY GAIL PRYOR.

Witness my hand and official seal, this the 4th of June, 2014.

Patricia J. Parsons
Notary Public
My Commission Expires: 6-26-2016
(SEAL)

NOTARY PUBLIC AT LARGE
PATRICIA J. PARSONS
WILSON CO. TENN.

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Return To:
Foundation Title & Escrow, LLC
2742 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122