THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 14102105** BILL GARRETT, Davidson County Trans:T20140079026 DEEDWARR Recvd: 10/21/14 08:47 3 pgs Fees:18.00 Taxes:782.00 20141021-0096803	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $211,350.00. Affiant Subscribed and sworn to before me, this 15th day of October, 2014. Notary Public My Commission Expires:

SHIRA HUGHES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-11-2017

WARRANTY DEED

Address New Owner: Sara Lynn Hunter 372 Willow Bough Lane Old Hickory, TN 37138	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 05409001100

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, **Estate of Daisye S. Ramsay** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Sara Lynn Hunter**, ("Grantee"), her 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 the East part of the West part of Lot No. 8 on the Map of Life & Casualty Insurance Company's Subdivision of Dabbs & Elliott Property, of record in Book 843, Page 56, Register's Office for said County, and described as follows:

Beginning at a point in the center line of Pitts Avenue, 100 feet East of the common corner of Lots Nos. 7 and 8, said point also being 2736.7 feet East of the Easterly margin of 32nd Street; thence leaving said Avenue North 1 degree 41 minutes East 578 feet more or less to low water mark of Cumberland River; thence with same Southeasterly 142 feet to a point; thence S. 9 degrees 3 minutes West 568 feet to the center line of Pitts Avenue; thence with the center line of the same North 88 degrees 37 minutes West 70 feet to the point of beginning.

Included in the above conveyance but expressly excluded is the following tract conveyed from Willie A. Arnold and wife, to U.S.A. of record in Book 2150, Page 377, and described as follows:

A tract of land situated on the left descending bank of the Cumberland River, in the Village of Old Hickory, in the 4th Civil District of Davidson County, Tennessee and more particularly described as follows:

Beginning at a point in the line of the lands now or formerly of George T. and Winifred R. Kelley said point being W. 9 degrees, 03 minutes East 370 from the most Southeasterly corner of the lands of the subject owner, and the most Southwesterly corner of the lands of said Kelley; thence from the point of beginning, and severing the lands of the subject owner, N. 70 degrees 00 minutes West 123 feet to a point in the line of the lands now or formerly of J.A. Ramsey; thence, along said Ramsey line N. 2 degrees 10 minutes East 181 feet to a point in the low water line of Hart Slough; thence Southeasterly and upstream, following the meanderings of said water line, a distance of 143 feet, more or less, to a corner common to the lands of George T. and Winifred R. Kelley; thence, leaving said water line and along said Kelley line, S. 9 degrees 03 minutes West 185 feet to the point of beginning, containing fifty five hundredths (0.55) of an acre, more or less.

Being the same property conveyed by Warranty Deed from Willie Arnold and wife, Katherine Arnold to Fred S. Ramsay and wife, Daisye S. Ramsay as recorded on the 26th day of November, 1954 in Deed Book 2333, Page 519, in the Register's Office of Davidson County, Tennessee. Fred S. Ramsay having since died and property automatically transferred to Daisye S. Ramsay upon his death. Daisye S. Ramsay having since died testate on December 21, 2011, leaving a Last Will and

Testament dated January 28, 2006 which has been probated and properly recorded in Docket #12P161 in the Probate Court Clerk's Office for Davidson County, Tennessee. Said Last Will and Testament having named Sara Lynn Hunter and Rebecca Ramsay as Co-Executors of the Estate of Daisye S. Ramsay.

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 2015 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of LIFE & CASUALTY INSURANCE CO'S SUBDIVISION OF DABBS & ELLIOT PROPERTY KNOWN AS DUPONTONIA, as recorded in Plat Book 843, Page(s) 56.

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

Easement recorded in Book 8860, Page 406.

This is improved property located at 3209 Lakeshore Drive Old Hickory TN 37138

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 15th day of October, 2014.

Sara Lynn Hunter, Co-Executor

Sara Lynn Hunter, Co-Executor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Sara Lynn Hunter, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the Co-Executor of the Estate of Daisye S. Ramsay, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized form the maker, to execute this instrument of behalf of the maker.

Witness my hand and official seal at office, this 15th day of October, 2014.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

IN WITNESS WHEREOF, Grantor has executed this instrument on this 15th day of October, 2014.

Rebecca Ramsay Co-Executor
Rebecca Ramsay, Co-Executor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Rebecca Ramsay, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that she is the Co-Executor of the Estate of Daisye S. Ramsay, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized form the maker, to execute this instrument of behalf of the maker.

Witness my hand and official seal at office, this 15th day of October, 2014.

Mary Birthright
Notary Public

My Commission Expires: 11-3-15

