BILL GARRETT, Davidson County
Trans:T20140080574 DEEDWARR
Recvd: 10/27/14 09:25 2 pgs
Fees:13.00 Taxes:333.00
20141027-0098602

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $90,000.00

Ellen Rebecca Ramsay
Affiant

Subscribed and sworn to before me, this 24TH DAY OF OCTOBER, 2014.

Notary Public

MY COMMISSION EXPIRES: 11-3

(AFFIX SEAL) MARY BIRTHRIGHT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

| ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME) | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Ellen Rebecca Ramsay, a single person | Same as new owner (NAME) | 03316003800 |
| P O BOX 262 (ADDRESS) | (ADDRESS) | |
| Madison, TN 37115 (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Marie T. Anderson, Executor of The Estate of Geraldine R. Carter-Whitsett, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Ellen Rebecca Ramsay, a single person, hereinafter called the Grantees, 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. 1, PRIMROSE MEADOWS, SECTION 2, OF RECORD IN PLAT BOOK 4860, PAGE 105, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HERE MADE FOR A MORE COMPLETE DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO GERALDINE WHITSETT BY DEED FROM GERALDINE R. CARTER OF RECORD BY INSTRUMENT NO. 20070416-0044928, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE SAID GERALDINE R. WHITSETT HAVING SINCE DIED. HER WILL WAS ADMITTED TO PROBATE AND MARIE T. ANDERSON AKA MARIE CARTER ANDERSON WAS APPOINTED EXECUTRIX OF THE ESTATE BY ORDER OF THE PROBATE COURT FOR DAVIDSON COUNTY, TENNESSEE, IN THE CASE OF GERALDINE R. WHITSETT, DECEASED, DOCKET NO. 14P34. THIS SALE IS MADE PURSUANT TO AN ORDER OF SAID COURT ENTERED SEPTEMBER 19, 2014.

THE SAID GERALDINE WHITSETT, GERALDINE R. CARTER, GERALDINE R. WHITSETT AND GERALDINE R. CARTER-WHITSETT BEING ONE AND THE SAME.

THE SAID PROPERTY WAS NOT THE RESIDENCE OF THE DECEASED OR HER SPOUSE AT THE TIME OF HER DEATH.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2015 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 1137 & 1139 N. Graycroft Avenue, Madison, TN 37115
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the

## WARRANTY DEED
(Continued)

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 24th day of October, 2014.

The Estate of Geraldine R. Carter-Whitsett

BY: Marie T. Anderson Executor
Marie T. Anderson, Executor

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Marie T. Anderson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged herself as Executor of The Estate of Geraldine R. Carter-Whitsett, and in her capacity as such Executor, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, at office, on this the 24th day of October 2014.

Mary Birthright
Notary Public

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11-3-15

**RETURN TO:**
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072