	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is 150,000.00 Affiant Subscribed and sworn to before me, this 24th day of October, 2014. Notary Public My commission expires: 2-11-16

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
ROSEMARY RAMSEY	**NEW OWNER**	**08208021600**
405 MYRTLE ST	**SAME**	
NASHVILLE, TN 37206		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

ANTHONY A. DESOTO and MICHELLE A. DESOTO, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

ROSEMARY RAMSEY, UNMARRIED WOMAN

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND 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 Lot No. 24, on the Plan of Leek's Subdivision of Arthur Tract, as shown on plat of record in Plat Book 547, page 54, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

BEING THE SAME PROPERTY CONVEYED TO ANTHONY A. DESOTA and MICHELLE A. DESOTA, husband and wife, BY WARRANTY DEED FROM JON C. CLOUSE AND HARRIET C. VAN PELT, HUSBAND AND WIFE, DATED 11/17/2006 AND RECORDED ON 12/05/2006 IN INSTRUMENT NUMBER 20061205-0149881, DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved ( ) property known as 405 MYRTLE ST, NASHVILLE, TN 37206.

BILL GARRETT, Davidson County
Trans:T20140081076 DEEDWARR
Recvd: 10/28/14 10:30 2 pgs
Fees:13.00 Taxes:555.00
20141028-0099242

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 in 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 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.

ANTHONY A. DESOTO

MICHELLE A. DESOTO

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, ANTHONY A. DESOTO and MICHELLE A. DESOTO, the within named Grantor(s), 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.

Witness my hand, at office, this 24th day of October, 2014.

Notary Public

My Commission Expires: 2-11-16

