WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150000526 DEEDWARR
Recvd: 01/05/15 10:09 2 pgs
Fees:13.00 Taxes:456.58
20150105-0000642

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $123,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30th day of December, 2014.

Notary Public

MY COMMISSION EXPIRES: 10/16/16
(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 2742 N. Mt. Juliet Rd. , Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.
Ryan Dunnewold, unmarried	Gardner Financial DBA Legacy Mutual	084 16 0 087.00
(NAME)	(NAME)	
2534 Stinson Drive	3503 Paesanos Parkway	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	San Antonio, TX 78231	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Twenty-Three Thousand Four Hundred And No/100 Dollars ($123,400.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Suzanne R. Ramsey, unmarried**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Ryan Dunnewold, unmarried**, 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:

M.

Being Lot No. 56 on the Plan of Hargis Heights, as of record in Book 974, Page 82. Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same premises conveyed to Britt L. Gober and Suzzane R. Gober, his wife by Warranty Deed from Howard W. Gardner, Jr. and Jacqueline B. Gardner, his wife dated January 6, 1984 and recorded January 9, 1984 in Book 6210, Page 458, in said Register's Office for Davidson County, Tennessee. Being the same premises conveyed to Michael F. Mondelli by Quitclaim Deed from Fee Simple Title in Suzzane R. Gober dated May 20, 1985 and recorded in May 24, 1985, in said Register's Office for Davidson County, Tennessee. Further being the same premises conveyed to Suzzane R. Ramsey by Quitclaim Deed from Suzzane R. Gober dated May 24, 1991 and recorded June 3, 1991 in Book 8364, Page 216, in said Register's Office for Davidson County, Tennessee.

Subject to any and all matters on plan of record in Plat Book 974, Page 82, Register's Office for Davidson County, Tennessee.

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This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 2534 Stinson Drive, Nashville, TN 37214

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, has 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 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 our hands this 30th day of December, 2014.

Suzanne R. Ramsey

STATE OF TENNESSEE

COUNTY OF Wilson

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, Suzanne R. Ramsey, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th of December, 2014.

Notary Public

My Commission Expires: 10.5.2015

(SEAL)

JULIA A. HIRT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

File Number: MTJ-141673