Return To: 15-0031
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

| FOR OFFICIAL USE | STATE OF TENNESSEE<br>COUNTY OF **Davidson**<br><br>THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$185,000.00**. |
|---|---|
| BILL GARRETT, Davidson County<br>Trans:T20150011032 DEEDWARR<br>Recvd: 02/12/15 10:33 2 pgs<br>Fees:13.00 Taxes:684.50<br>20150212-0012979 | Affiant<br>SUBSCRIBED AND SWORN TO BEFORE ME, THIS **February 9, 2015**<br>Notary Public<br>MY COMMISSION EXPIRES 5/5/15<br>(AFFIX SEAL) |

# *WARRANTY DEED*

*This Instrument Prepared By and Return To:*

FOUR STAR TITLE LLC

2506 North Mt. Juliet Road, Mt. Juliet, TN 37122
File #15-0031

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **Seth H. Jones** | **Seth H. Jones** | **103 08 0B 316.00** |
| (NAME)<br>**316 Sloan Road** | (NAME)<br>**316 Sloan Rd** | |
| (ADDRESS)<br>**Nashville,TN 37209** | (ADDRESS)<br>**Nashville, TN 37209** | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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 ACKNOWLEDGED, WE, **James P. Ratliff, unmarried, and Juliana T. Ratliff, unmarried,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Seth H. Jones,** 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:

A certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 316 of Parklane Condominiums, Phase 5, Exhibit "B" to Master Deed of record in Book 7896, Page 710, amended in Book 7937, Page 67, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to James P. Ratliff, unmarried, and Juliana T. Ratliff, unmarried, by Warranty Deed from John R. Fossez, and wife, Gina M. Fossez recorded September 4, 2001 in Instrument Number 20010904-0095393, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **316 Sloan Road, Nashville, TN 37209**
(House Number) (Street) (City, State) (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 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.

IN WITNESS WHEREOF, this instrument has been executed on this the **9th** day of **February, 2015**.

James P. Ratliff

Amy L. Ratliff

Juliana T. Ratliff

By: James P. Ratliff, As Attorney In Fact
by James P. Ratliff
as Attorney in Fact

STATE OF **TENNESSEE**
COUNTY OF **Davidson**

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **James P. Ratliff and Amy L. Ratliff,** with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the **9th** day of **February, 2015**.

JANICE L. ADAMS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

NOTARY PUBLIC

My Commission Expires: 5/4/15

STATE OF TENNESSEE
COUNTY OF **Davidson**

Before me, the undersigned Notary, personally appeared **James P. Ratliff** , known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of **Juliana T. Ratliff**, and who acknowledged that he/she executed the same as the free act and deed of the said **Juliana T. Ratliff**, by virtue of a Power of Attorney, duly executed and appearing of record.

Witness my hand and official seal on 2/09/2015.

JANICE L. ADAMS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

NOTARY

My Commission Expires: 5/4/15