Box 14

2691988

Box 14

return to: John T. Cook, P.C.
2927 Berry Hill Drive
Nashville, TN 37204

Warranty Deed

BILL GARRETT, Davidson County
Trans:T20150014326 DEEDWARR
Recvd: 02/27/15 09:05 2 pgs
Fees:13.00 Taxes:1427.79
20150227-0016912

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $385,888.00.

Affiant

Subscribed and sworn to before me, this the 25th day of February, 2015.

Notary Public

My commission expires: 5-8-18

ANNA MOSLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2018

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Terri L. Ramsey	Finworth Mortgage LLC	
4808 Briarwood Drive	2106 Crestmoor Rd	146-04-0-090.00
Nashville, TN 37211	Nashville TN 37215	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **ALAN WATT AND SANDRA WATT, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TERRI L. RAMSEY, UNMARRIED,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 25 on the Plan of Section Two, Elysian Meadows Addition of record in Plat Book 2663, Page 101, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Daniel Stephen Martin by Warranty deed from John Trew and Paul Trew and Jack Trew of record in Instrument No. 20070912-0109556 Register's Office for Davidson County, Tennessee, dated August 30, 2007 and recorded on September 12, 2007.

(Value of consideration shown in aforementioned deed $195,100.00.) Being the same property conveyed to Alan Watt and Sandra Watt, husband and wife by Warranty deed from Daniel Stephen Martin, married of record in Instrument No. 20140218-0013431 Register's Office for Davidson County, Tennessee, dated January 31, 2014 and recorded on February 18, 2014.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 4808 Briarwood Drive, Nashville, TN 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and

forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 25th day of February, 2015.

Alan Watt

Alan Watt

Sandra Watt

Sandra Watt

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Alan Watt and Sandra Watt, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 25th day of February, 2015.



Notary Public