This instrument was prepared by:
Tami Poston Ross
Attorney at Law
114 East Main Street
McMinnville, TN 37110
(931) 474-5297

Person(s) or Entity(ies) Responsible for Payment of Property Taxes & Owners:

KEVIN AND TERI CRAMER
65 Scobey Drive
Nashville, TN 37210

WARRANTY DEED
Map and Parcel No. 6DA 10320

VIRGIL W. ROSS and wife, BESSIE CATHERINE ROSS TO KEVIN LEE CRAMER and wife, TERI SUZANN CRAMER

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable consideration, We, **VIRGIL W. ROSS and wife, BESSIE CATHERINE ROSS**, have this day and date bargained and sold my interest and by these presents do hereby sell, transfer and convey unto **KEVIN LEE CRAMER and wife, TERI SUZANN CRAMER**, a certain tract or tracts of land lying and being in Davidson County, Tennessee, more fully described as follows, to wit:

> **LAND in Davidson County, Tennessee, being Lot 96 on the Plan of Raymond Heights, as of record in Book 1424, page 141, Register's Office for said County, described as follows:**
>
> **SAID Lot 96 fronts 75 feet on the southerly side of Scoby Drive and runs back 177.7 feet on the easterly line and 177.4 feet on the westerly line to a dead line in the rear on which it measures 75 feet.**
>
> **Being the property conveyed to Virgil W. Ross and wife, Bessie Catherine Ross, by deed from Eldon D. Cornwell and wife, Elizabeth B. Short, in Record Book 4553, Page 19, of the Register's Office for Davidson County, Tennessee.**

TO HAVE AND TO HOLD the said tract of tracts of land together with all right, title, interest and appurtenances thereto belonging unto the said Grantee, their heirs and assigns, forever.

And I do covenant with the said Grantee, that I am lawfully seized and possessed of the said land; that I have a good and lawful right to sell and convey the same; and the same is unencumbered.

And I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the land unto the said Grantee, against the lawful claims and demands of all persons whomsoever.

BILL GARRETT, Davidson County
Trans:T20150020596 DEEDWARR
Recvd: 03/20/15 14:21 2 pgs
Fees:13.00 Taxes:185.00
20150320-0024326

WITNESS my hand on this the 17th day of March 2015.

Virgil W. Ross
VIRGIL W. ROSS

Bessie Catherine Ross
BESSIE CATHERINE ROSS

STATE OF TENNESSEE)
COUNTY OF WARREN)

Personally appeared before me, the undersigned authority, A Notary Public in and for said County and State, the within-named **VIRGIL W. ROSS**, with whom I am personally acquainted, or whose identity was made known to me, and who acknowledged that he executed the foregoing for the purposes therein expressed and contained.

WITNESS my hand and seal of office at McMinnville, Tennessee, this the 17th day of March 2015.

Latisha Watson
NOTARY PUBLIC

LATISHA WATSON STATE OF TENNESSEE NOTARY PUBLIC WARREN COUNTY

1-23-18
My Commission Expires:

STATE OF TENNESSEE)
COUNTY OF WARREN)

Personally appeared before me, the undersigned authority, A Notary Public in and for said County and State, the within-named **BESSIE CATHERINE ROSS**, with whom I am personally acquainted, or whose identity was made known to me, and who acknowledged that she executed the foregoing for the purposes therein expressed and contained.

WITNESS my hand and seal of office at McMinnville, Tennessee, this the 17th day of March 2015.

Latisha Watson
NOTARY PUBLIC

LATISHA WATSON STATE OF TENNESSEE NOTARY PUBLIC WARREN COUNTY

My Commission Expires:

1-23-18

I hereby swear or affirm that the actual consideration for this transfer or value of this property, whichever is great, is 50,000, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 20th day of March, 2015.

~~Notary Public~~ L. Chandler, Dep Reg

~~My Commission Expires:~~

NOTICE: FAILURE TO PROPERLY RECORD THIS INSTRUMENT IN THE REGISTER OF DEEDS OFFICE COULD SERIOUSLY JEOPARDIZE YOUR RIGHTS. THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE OF THE PROPERTY DESCRIBED HEREIN OR AS TO THE ACCURACY OF THE DESCRIPTION AND/OR REFERENCES.