Davidson County DEEDWARR
Recvd: 03/20/15 16:17 3 pgs
Fees:18.00 Taxes:2590.00
20150320-0024455

	STATE OF TENNESSEE COUNTY OF ~~WILLIAMSON~~ DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $700,000.00 Affiant Subscribed and sworn to before me this 20th day of March, 2015. Notary Public My commission expires:_____
(Notary Stamp)	KELLY E. COX STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Comm. Expires November 6, 2017

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Thomas Land Deleot, Jr. **Laura C. Deleot**	NEW OWNER	**Map\Parcel: 118-09-0-236.00**
3312 Lealand Lane		
Nashville, TN 37204		

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, I/WE,

Donald R. Ramage, Trustee and Rosalyn R. Ramage, Trustee of the Ramage Family Trust u/a/d June 20, 2008, and Donald R. Ramage and wife, Rosalyn Rikel Ramage

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Thomas Land Deleot, Jr. and Laura C. Deleot, husband and wife

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS, SUCCESSORS 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. 2 on the Plan of Ramage Lea, of record in Plat Book 5190, Page 426, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said property.

Being the same property conveyed to Donald R. Ramage and wife, Rosalyn R. Ramage, by deed dated July 14, 1976 from John Robert Slagle, Jr. and wife, Charlotte Laxson Slagle, of record in Book 5046, page 328, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated June 20, 2008, in Instrument No. 20080630-0067188, Donald R. Ramage and Rosalyn R. Ramage conveyed their interest in subject property to the Ramage Family Trust, dated June 20, 2008, Donald R. Ramage or Rosalyn R. Ramage, Trustees or their successors in trust and any amendments thereto. And being part of the same property conveyed to Donald R. Ramage and wife, Rosalyn Rikel Ramage, by deed dated June 11, 1980, from Margaret Lucille Clay and Ester Wray of record in Book 5612, page 105, Register's Office for Davidson County, Tennessee.

Included in the derivation but excluded from this transaction:

Land in Davidson County, Tennessee, being Lot 1, as shown on the map entitled Ramage Lea, of record in Book 5190, pge 426, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to April F. Baker, unmarried and Deborah S. Lynn, unmarried, by Warranty Deed from Donald R. Ramage and wife, Rosalyn Rikel Ramage, of record in Instrument No. 20071130-0138855, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
The Plan of record in Plat Book 5190, Page 426, Register's Office for DAVIDSON County, Tennessee.
Sanitary Sewer and/or Storm Drainage Easement of record in Book 11760, Page 28 and Book 11760, Page 32, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.

This is improved property known as 3312 Lealand Lane, Nashville, TN 37204.

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 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 except as 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 20th day of March, 2015.

Donald R. Ramage, Trustee of the Ramage Family Trust u/a/d June 20, 2008

Donald R. Ramage

Rosalyn R. Ramage, Trustee of the Ramage Family Trust u/a/d June 20, 2008

Rosalyn R. Ramage
(a/k/a Rosalyn Rikel Ramage)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, **Donald R. Ramage and wife, Rosalyn R. Ramage a/k/a Rosalyn Rikel Ramage**, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of March, 2015.

RUSSELL J. McCANN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Notary Public

My Commission Expires: COMMISSION EXPIRES JUNE 25, 2017

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Donald R. Ramage and Rosalyn R. Ramage**, with whom I am personally acquainted (or who proved to me their identities on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the **Trustees of the Ramage Family Trust u/a/d June 20, 2008**, and is authorized by the trust document to execute this instrument on its behalf.

Witness my hand, at office, this 20th day of March, 2015.

RUSSELL J. McCANN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Notary Public

My Commission Expires: COMMISSION EXPIRES JUNE 25, 2017.

File #: **150089JM**
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

True Copy Certification

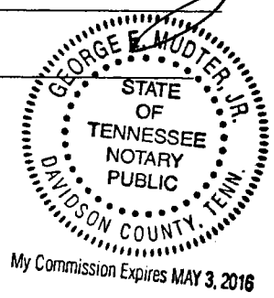
I, KELLY E. COX, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, GEORGE E. MUDTER, JR., a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: _____
Notary Seal:



My Commission Expires MAY 3, 2016