File Box 8

THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 32308-03-2015**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $885,000.00. Affiant Subscribed and sworn to before me this 22nd day of April, 2015. Notary Public My Commission Expires:

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 01-24-2017

WARRANTY DEED

Address New Owner: Kyla P. Terhune, Richard A. Keuler, Jr. 2407 Barton Avenue Nashville, TN 37212	**Send Tax Bills To:** SunTrust Mortgage, Inc. 901 Semmes Ave. Richmond, VA 23224	**Tax Information:** Map and Parcel No.: 104 11 0 317 00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **James H. Ramsey and wife, Carla E. Ransom**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Richard A. Keuler, Jr. and Kyla P. Terhune, husband and wife,** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 2407 Barton Avenue, Nashville, TN 37212

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

BILL GARRETT, Davidson County
Trans:T20150030880 DEEDWARR
Recvd: 04/23/15 13:26 3 pgs
Fees:18.00 Taxes:3274.50
20150423-0036505

IN WITNESS WHEREOF, Grantor has executed this instrument on the 22nd day of April, 2015.

James H. Ramsey

Carla E. Ransom
BY: James H. Ramsey, Attorney-In-Fact

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **James H. Ramsey**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of April, 2015.

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires:

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **James H. Ramsey**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-In-Fact for the said **Carla E. Ransom** and is authorized by the said **Carla E. Ransom** to execute this instrument on her behalf.

Witness my hand, at office, this 22nd day of April, 2015.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 3, 2018

EXHIBIT "A"

Land in Davidson County, Tennessee, being the northerly 150 feet of Lot No. 55 on the Plan of Bransford Realty Company's Subdivision of the Edgar Jones Home Place, of record in Book 421, page 7, in the Register's Office for Davidson County, Tennessee.

Said part of Lot No. 55 fronts 90 feet on the southerly side of Barton Avenue and runs back between parallel lines, with the easterly margin of 25th Avenue South, 150 feet to a dead line.

Being the same property conveyed to James H. Ramsey and wife, Carla E. Ransom, by deed dated June 29, 2012, from Russell A. Nabors, married, of record in Instrument No. 20120702-0057765, Register's Office for Davidson County, Tennessee. James H. Ramsey and James Ramsey are one and the same person. Carla E. Ransom and Carla Ransom are one and the same person.

Together with an easement for a joint driveway as more fully described in Book 681, page 103, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes for the year 2015, having been prorated by the parties and assumed by the Grantees.
2. If improvements are completed after January 1 of any year, the Law requires supplemental assessments for the year in which improvements are completed as defined by Statute. The Company assumes no liability for taxes assessed by correction pursuant to the provisions of T.C.A. § 67-5-603.
3. All matters appearing on the Plan of record as Book 421, page 7, Register's Office for Davidson County, Tennessee.
4. Easement for Joint Driveway of record in Book 681, page 103, Register's Office for Davidson County, Tennessee.