(2)

BILL GARRETT, Davidson County
Trans: T20150036270 DEEDWARR
Recvd: 05/11/15 13:52 2 pgs
Fees: 13.00 Taxes: 723.35
20150511-0042997

WARRANTY DEED

LISA S. GEOGHEGAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$195,500.00**.

Affiant

Subscribed and sworn to before me, this the 6th day of May, 2015.

Notary Public

My commission expires: 9-20-2017

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Wesley Ramey **Caitlin Linkous**	Same as owner	**Map 061-16, Parcel 349.00**
1400 Cardinal Avenue		
Nashville, TN 37216		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Johnna Davis, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Wesley Ramey and Caitlin Linkous, husband and wife

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:

LAND in Davidson County, being Lot no. 11 on the Map of Country Club Estates, of record in Book 843, page 95, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description thereof.

BEING the same property conveyed to Jason S. Stanley and wife, Johnna D. Stanley by Deed from Margaret Slater, unmarried, dated November 8, 2001, of record in Instrument No. 20011119-0126730, Register's Office for Davidson County, Tennessee. The said Jason Stanley conveyed his interest in said property to Johnna Stanley, by Quitclaim Deed of record in Instrument No. 20030714-0097612, dated March 14, 2003, pursuant to a martial dissolution agreement between the parties; The said Johnna Stanley having conveyed her interest in the property to Johnna Davis, unmarried, by Quitclaim Deed of record in Instrument No. 20100311-0018729, dated February 26, 2010, Register's Office for Davidson County, Tennessee. Johnna Stanley is one and the same person as Johnna Davis.

THE conveyance of the above described parcel of land is subject to the following:

1) The Plan of record in Book 843, Page 95, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.

2) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved (_X__) Unimproved (____) property, known as **1400 Cardinal Avenue, Nashville, TN 37216**

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, 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.

Witness my/our hand(s) this **6th** day of **May, 2015.**

Johnna Davis
By Kathy Hand, Attorney-in-Fact

Johnna Davis
By: Kathy Hand, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, the within named **Kathy Hand,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Attorney-In-Fact for **Johnna Davis,** and that she as such Attorney-In-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said Johnna Davis for the purpose therein contained, by signing the name of **Johnna Davis** by herself as Attorney-In-Fact.

Witness my hand and official seal at Nashville, Tennessee, this **6th** day of May, 2015

Anna Mosley

Notary Public

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

My Commission Expires: 5-8-18