BILL GARRETT, Davidson County
Trans:T20150040212 DEEDWARR
Recvd: 05/22/15 15:48 2 pgs
Fees:13.00 Taxes:563.88
20150522-0047658

THIS INSTRUMENT PREPARED BY:
Webb Sanders PLLC
2784 Highway 31W
White House, TN 37188

GENERAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Number(s):
Crystal Ramsey Alexandra Christiansen 302 Rosehill Drive Goodlettsville, TN 37072	SWBC Mortgage Corp. 9311 San Pedro Ave. Suite 100 San Antonio, TX 78216	025-0725-079.00

FOR AND IN CONSIDERATION OF the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged **Andrew T. Ivey and Kimberly M. Ivey, husband and wife,** (the "Grantor") has bargained and sold, and hereby transfers and conveys, to **Crystal Ramsey, an unmarried person, and Alexandra Christiansen, an unmarried person,** his/her/their heirs and assigns (the "Grantee"), certain real property in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, Being Lot No. 42 on the Plan of Ranchwood Estates, Section III, of record in Plat Book 3300, Page 59, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Andrew T. Ivey and Kimberly M. Ivey by Warranty Deed from Jason Bullion and wife, April Bullion, recorded on the 2nd day of July, 2008 in Instrument No. 20080702-0068672, in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD said property, together with the appurtenances, hereditaments, estate, title and interest thereto belonging, to Grantee, forever.

This is improved property known as 302 Rosehill Drive, Goodlettsville, TN 37072.

Said property is conveyed subject to the following exceptions:

1. Davidson County Taxes for the year 2015 and subsequent years, not yet due and payable.

2. City of Goodlettsville Taxes for the year 2015 and subsequent years, not yet due and payable.

3. All matters shown on plat of record in Plat Book 3300, Page 59, said Register's Office.

4. Covenants, Conditions and Restrictions, of record in Book 3398, Page 479, said Register's Office.

Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said property in fee simple, has good right to convey it and that it is unencumbered. Grantor further covenants and binds itself and its heirs and assigns to warrant and defend to Grantee forever the title to said property against the lawful claims of all persons whomsoever except claims arising out of the matters set forth above.

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed this 20th day of May, 2015.

Andrew T. Ivey

Kimberly M. Ivey

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property transferred (whichever is greater) is $152,400.00.

Affiant

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

Notary Public

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017

My Commission Expires:

7-3-17

STATE OF TENNESSEE)

COUNTY OF SUMNER)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, Andrew T. Ivey and Kimberly M. Ivey, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand this 20th day of May, 2015.

Notary Public

My Commission Expires:

08/01/2016

LISA G HODGES
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY