BILL GARRETT, Davidson County
Trans: T20150063835 DEEDWARR
Recvd: 08/03/15 16:13 2 pgs
Fees: 13.00 Taxes: 1109.63
20150803-0076756

6

WARRANTY DEED

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $299,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of July, 2015

Notary Public

MY COMMISSION EXPIRES: May 08, 2017

(AFFIX SEAL)

L. DYKE TATUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY TN

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Edward Ramirez	Edward Ramirez	11400011100
(NAME)	(NAME)	
21134 Malibu Colony	21134 Malibu Colony	
(ADDRESS)	(ADDRESS)	
San Antonio, TX 78259	San Antonio, TX 78259	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Mary J. Wattenbarger,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Edward Ramirez,** 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:

A tract and improvements being a part of the J. T. McFarlin property of record in Book 1488, Page 153, Register's Office for Davidson County, Tennessee and being described in Book 6353, Page 351, Register's Off ice for said Count y, according to a survey of John Kohl & Company, Inc. dated September 13, 1985 and described as follows:

Beginning at an iron pin in the southerly margin of Charlotte Pike, the same being the northwesterly corner of the property conveyed to J. T. McFarlin by deed from H. C. Carter, et ux of record in Book 1488, Page 153, Register's Office for Davidson County, Tennessee; thence with the southerly margin or Charlotte Pike north 46 degrees 30 minutes east 161.8 feet to an iron pin; t hence south 9 degrees 18 minutes east 479 feet to an iron pin; thence north 88 degrees 35 minutes west 168.9 feet to an iron pin; thence north 4 degrees 32 minutes west 71.88 feet along the line of Deed Book 3710, Page 207, Register's Office for Davidson County, Tennessee a total distance of 315.2 feet more or less, to the point of beginning, containing 1.4 acres, more or less.

Being the same property conveyed to James D. Wattenbarger and wife, Mary Janet Wattenbarger by deed dated September 23, 1985 from Vicki B. Acree and husband, James E. Acree and Lucille S. Barnes of record in Book 6665, Page 190, Register's Office for Davidson County, Tennessee. The said James D. Wattenbarger has since died survived by his wife, Mary Janet Wattenbarger.

unimproved ☐

This is improved ☑ property, known as 7443 Charlotte Pike, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, their heirs and assigns forever; and we do covenant with 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 hands this 31st day of July, 2015.

Mary J. Wattenbarger

State of Tennessee
County of Davidson

Personally appeared before me Mary J. Wattenbarger, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 31st day of July, 2015.



Notary Public I. Dyke Tatum
My Commission Expires: May 08, 2017

File No.: 15-Crab