WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. M15-1812

BILL GARRETT, Davidson County
Trans:T20150079681 DEEDWARR
Recvd: 09/18/15 13:59 2 pgs
Fees:13.00 Taxes:509.86
20150918-0095137

This instrument prepared by and after recording return to:

Ally Title
310 Billingsly Court
Franklin, Tennessee 37067

WARRANTY DEED

****

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL
Richard Ramsey and **John McKibbin** **104 Bess Court North** **Antioch, TN 37013**	**Churchill Mortgage Corporation** **761 Old Hickory Blvd, Suite 400** **Brentwood, TN 37027**	**173-05-0A-040.00-CO**

****

That **Tammy Cheng, unmarried woman and Jason M. Anderson, unmarried man** (herein called the "Grantor"), for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration to the Grantor in hand paid by **Richard N. Ramsey, a married man and John G. McKibbin, a married man** (herein called the "Grantee"), the receipt and sufficiency of which are hereby acknowledged, has **GRANTED, SOLD AND CONVEYED**, and by these presents does **GRANT, SELL AND CONVEY**, unto the Grantee, that certain tract or parcel of real property situated in **Davidson County, Tennessee**, described below together with all and singular the rights, benefits, privileges, easements, tenements and appurtenances pertaining thereto, including any right, title and interest of the Grantor in and to adjacent streets, roads, alleys, improvements, buildings and fixtures located thereon (said land, together with such rights, benefits, privileges, tenements and appurtenances, and improvements, buildings and fixtures being hereinafter collectively called the "Property"):

Being all of Lot No. 40 (Forty) on the Plan of Barnes Crossing, Phase I, A Planned Unit Development, according to plat and survey as shown on Exhibit A of said Master Deed of record in Instrument Number 20050721-0084791, and as Amended of record in Instrument Number 20051114-0136938, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Tammy Cheng, unmarried woman and Jason M. Anderson, unmarried man by Warranty deed from Ole South Properties, Inc., a Tennessee Corporation of record in Instrument No. 20091005-0092346 Register's Office for Davidson County, Tennessee, dated September 30, 2009 and recorded on October 05, 2009.

This is improved property known as 1822 Shaylin Loop Antioch, TN 37013.

TO HAVE AND TO HOLD the Property, together with all and singular rights and appurtenances thereto in anywise belonging, as aforesaid, unto the Grantees, its successors and assigns, forever, subject to those matters as set forth herein.

The Grantor, for himself and his heirs, successors and assigns covenant with the Grantees that the Grantor is lawfully seized of a good, absolute and individual estate in fee simple of the Property, subject only to those matters as set forth herein; that the Grantor has good right and lawful authority to sell and convey the property; that the Grantor has done no act to encumber the Property; and that the Grantees shall have quiet possession of the Property; and the Grantor does hereby bind himself, his successors and assigns, to **WARRANT AND FOREVER DEFEND** all and singular the Property unto the Grantees, their successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this Warranty Deed is executed by the Grantor as of this, the **15th** day of **September, 2015.**

Tammy Cheng

Jason M. Anderson

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Named, **Tammy Cheng and Jason M. Anderson,** the bargainor(s), 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 and official seal on this **15th** day of **September, 2015.**

Notary Public

Commission Expires: 9/24/2016

LAURA JANE SHOUN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

State of TN

County of Williamson

The actual consideration or value for this property (whichever is greater) is **$137,800.00**.

Sworn to and ~~subscribed before~~ me this **15th** day of **September, 2015.**

Affiant

Notary Public

My Commission Expires: 9/24/2016

LAURA JANE SHOUN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY