(2)

WARRANTY DEED

BRYAN D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-12-2016

BILL GARRETT, Davidson County
Trans:T20150087593 DEEDWARR
Recvd: 10/14/15 13:22 2 pgs
Fees:13.00 Taxes:647.50
20151014-0104553

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of October, 2015.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Lori B. Ramey	F&M Bank	063-16-0-B-069.00CO
(NAME)	(NAME)	
745 Jaywood Lane	PO Box 451	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Clarksville, TN 37041	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Ferrecita L. Turner Hill, a married woman**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Lori B. Ramey and Eric Ramey, wife and husband and Frances A. Smith, an unmarried woman**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Being Lot Number 71 on the Plan of Chitwood Downs, a Planned Unit Development, of record in Book 6900, pages 550 thru 552 as corrected by Certificate of Correction in Book 7462, page 445, and amended in Book 8181, page 112, now knows as Hampton Park, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Ferrecita L. Turner by Warranty Deed dated 12/29/1989 from M/I Schottenstein Homes, Inc., d/b/a M/I Homes, a Delaware Corporation of record in Book 8017, Page 131, Register's Office for Davidson County, Tennessee.

The said Ferrecita L. Turner having since married is now known as Ferrecita L. Turner Hill. Julius Hill joins in this conveyance to waive any and all rights he has in said property.

All matters appearing on the Boundary Plat of record in Book 6900, page 405 and the Plan of record in Book 6900, pages 550 thru 552, corrected in Book 7462, page 445 and amended in Book 8181, page 112, Register's Office for Davidson County, Tennessee. Restrictions of record in Book 7351, page 852; Book 7451, page 739 and Book 8336, page 393, Register's Office for Davidson County, Tennessee. Articles of Incorporation/ Charter of record in Book 7431, page 204; Book 8517, page 762 and Book 8833, page 216, Register's Office for Davidson County, Tennessee. Easement for flowage of record in Book 2247, page 75, Register's Office for Davidson County, Tennessee. Easement for public utilities of record in Book 8007, page 235 and Book 8657, page 179, Register's Office for Davidson County, Tennessee. Easement of record in Book 7460, page 930; Book 7489, page 515 and Book 8739, page 991, Register's Office for Davidson County, Tennessee. Quitclaim Deed for open space and flood plain of record in Book 8207, page 276 and Book 8951, page 797, Register's Office for Davidson County, Tennessee. This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 745 Jaywood Lane, Old Hickory, TN 37138
(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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 hand this 9th day of October, 2015.

Ferrecita L. Turner Hill by Julius Hill her atty in fact

Ferrecita L. Turner Hill by Julius Hill her atty in fact

Julius Hill

State of Tennessee
County of Wilson

On this 9th day of October, 2015, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Julius Hill, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the attorney-in-fact of Ferrecita L. Turner Hill, and is authorized by her, and does hereby acknowledge the execution of this instrument on her behalf, by virtue of an instrument of record in Instrument No. 20151014-0104552 Register's Office of Davidson County, Tennessee.

Notary Public
My Commission Expires: 8-14-17

MARILYN C. NEWMAN NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Julius Hill the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 9th day of October, 2015.

Notary Public
My Commission Expires: 8-14-17

MARILYN C. NEWMAN NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division

File No.: 01291-12314
SMG TN Warranty Deed