BILL GARRETT, Davidson County
Trans:T20150091891 DEEDWARR
Recvd: 10/28/15 13:37 2 pgs
Fees:13.00 Taxes:259.00
20151028-0109748

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$70,000.00**.

Affiant

Subscribed and sworn to before me, this the 26th day of October, 2015.

Notary Public

My commission expires: 09-19-2016

(AFFIX SEAL)

KRISTEN JACOBY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Gregory S. Perrone, PC, Attorney At Law
109 Westpark Drive, Suite 330, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Eugene Collins	**Eugene Collins**	**133-01-0-182.000**
36 Belcaro Circle	**36 Belcaro Circle**	
Nashville, TN 37215	**Nashville, TN 37215**	

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

RITA FAYE RAMSEY,

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

EUGENE COLLINS,

HEREINAFTER CALLED THE GRANTEE, HIS 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, Tennessee, being Lot(s) 191, as shown on the map entitled Second Plan of Sunrise Heights, of record in Book 421, page 46, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said Lot No. 191 fronts 50 feet on the northerly side of High Street and extends back between line 141.6 feet on the westerly side and 143 feet on the easterly side to a dead line in the rear measuring 50.1 feet thereon.

Being the same property conveyed to JAMES T. RAMSEY and wife, RITA FAYE RAMSEY, by deed from LEE V. BAUCOM, of record in Book 5142, page 194, dated April 27, 1977, said Register's Office.

JAMES T. RAMSEY having died on or about August 10, 2009, leaving RITA FAYE RAMSEY as the surviving tenant by the entirety.

The undersigned, Samuel B. Murphy, spouse of Rita Faye Ramsey, joins in the execution of this instrument for the purpose of conveying to the Grantees all his right, title, claim, and interest in and to the above described property, including but not limited to, his homestead and any and all other marital rights.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved property known as **526 High St., Nashville, TN 37211**.

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, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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, his 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 26th day of October, 2015.

Rita Faye Ramsey

Rita Faye Ramsey

Samuel B. Murphy

Samuel B. Murphy

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Rita Faye Ramsey and Samuel B. Murphy** , the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **26th** day of **October, 2015.**

Kristen Jacoby

Notary Public

My Commission Expires: 09-19-2016

KRISTEN JACOBY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY