PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

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Phone (615) 298-3312 - Fax (615) 292-8746
Email

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans:T20150106368 DEEDWARR
Recvd: 12/16/15 15:30 2 pgs
Fees:13.00 Taxes:2475.30
20151216-0126658

W & I Ref: (DM) Title No.: 58009
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
David D. Chism Liliana Avila 1611 Otter Creek Road Nashville, TN 37215	SunTrust Mortgage, Inc. 1001 Semmes Avenue RVW 5093 Richmond, VA 23224

TAX MAP PARCEL NUMBERS: 14500007400

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$669,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Reginald N. Ramsey Jr. and Krista S. Ramsey, husband and wife,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **David D. Chism and wife, Liliana Avila,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, Being Lot No. 3 on the Plan of Waterswood-Heights, Section one, as of record in Plat Book 3842, page 18, Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete description.

Being the same property conveyed to Reginald N. Ramsey, Jr., and wife, Krista S. Ramsey by Executor's Deed from Robert Scott Moore, Executor, dated July 31, 2007, recorded on August 6, 2007, of record in Instrument No. 20070806-0093104, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2016, and subsequent years; The Plan, with Owner's Certificate, of record in Book 3842, page 18, said Register's Office, minimum setback lines to be established by the City of Forest Hills and a 50 foot driveway easement to serve all lots in Waterswood Heights Subdivision. Permanent Easement Agreement to the City of Forest Hills of record in Instrument No. 20011113-0124237, said Register's Office. Subject to a 50 foot driveway easement along the southerly boundary of subject property.

This is improved property, known as 1611 Otter Creek Road, Nashville, TN 37215

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 15th day of December, 2015.

Reginald N. Ramsey Jr.

Krista S. Ramsey

State of Tennessee

County of Davidson

On this 15th day of December, 2015, before me the undersigned authority, personally appeared Reginald N. Ramsey Jr. and Krista S. Ramsey, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as his/her act and deed.

KRISTY WILEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

Notary

My Commission Expires:

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $669,000.00.

Affiant

Sworn and subscribed before me this 15th day of DECEMBER, 2015.

Notary

My Commission Expires: 8-23-2016

ANNE MARIE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires August 23, 2016