G-28077-3, Box 14

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160006714 DEEDWARR
Recvd: 01/26/16 11:01 2 pgs
Fees: 13.00 Taxes: 2274.39
20160126-0007386

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $614,~~700.00~~.

Affiant

Subscribed and sworn to before me, this the 22nd day of January, 2016.

Notary Public

My commission expires: 4/6/17

(AFFIX SEAL)

DEBORAH M. O'NEIL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Daniel Ramsey	**New Owner**	**Map 104-15-0-171.00**
2133 Blair Boulevard		
Nashville, TN 37212		

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

Mark Freeman Aaron and Jennifer Ann Vance Aaron, husband and wife

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

Daniel Ramsey, unmarried

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:

Land in Davidson County, Tennessee, being Lot No. 2 on the Final Plat of James - Beard Subdivision, of record in Instrument No. 20020318-0033653, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.

Being the same property conveyed to Mark Freeman Aaron, unmarried and Jennifer Ann Vance, unmarried by Deed from Melissa J. Beard, unmarried, dated February 28, 2006, of record in Instrument No. 20060308-0027171, Register's Office for Davidson County, Tennessee. The said Mark Freeman Aaron and Jennifer Ann Vance having since married and Jennifer Ann Vance is now known as Jennifer Ann Vance Aaron.

This conveyance is made subject to the following:
(1) The Plan of record as shown in Instrument No. 20020318-0033653, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.
(2) Restrictive Covenants for detached structure contained in instrument of record in Instrument No. 20071031-0128550, Register's Office for Davidson County, Tennessee.
(3) Property Taxes for 2016, a lien not yet due and payable, which have been prorated and assumed by the Grantee herein.

This is improved (__X__) Unimproved (____) property, known as **2133 Blair Boulevard, Nashville, TN 37212**

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 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 hand(s) this **22nd** day of **January, 2016.**

Mark Freeman Aaron

Jennifer Ann Vance Aaron

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Mark Freeman Aaron and Jennifer Ann Vance Aaron,** the within named sellers, 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 and official seal at Nashville, Tennessee, this **22nd** day of **January, 2016.**

Notary Public

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017

My Commission Expires: