WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160007044 DEEDWARR
Recvd: 01/27/16 10:06 2 pgs
Fees:13.00 Taxes:688.20
20160127-0007764

TABATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $186,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of January, 2016.

Notary Public

MY COMMISSION EXPIRES: 11-5-19

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Touchstone Title and Escrow, LLC, 318 Seaboard Lane , Suite 114, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Michael Sperlak	New Owner	059-04-0A-044.00-CO
(NAME)	(NAME)	
537 Ewing Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, Ashley Ramsey and Gabriel Ramsey, wife and husband, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Michael Sperlak, an unmarried man, 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. 4 on the Plan of Final Plat of Phase 1, Brookview Subdivision, of record in Plat at Instrument No. 20050209-0015100, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Ashley Ramsey, and husband, Gabriel Ramsey by Tennessee Quit Claim Deed from Ashley Ramsey, f/k/a Ashley Bigelow, of record in Instrument No. 20130729-0078500, Register's Office for Davidson County, Tennessee, dated July 12, 2013 and recorded on July 29, 2013; said property being previously conveyed by Centex Homes, a Nevada General Partnership, by Warranty Deed to Ashley Bigelow, an unmarried woman, dated March 20, 2008, and recorded in March 26, 2008, in Instrument Number 20080326-0030234, in said Register's Office.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

unimproved ☐

This is improved ☑ property, known as 537 Ewing Drive, Nashville, TN 37207
(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 GRANTEES, their heirs and assigns forever; and we do covenant with 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 our hands this 15th day of January, 2016.

Ashley Ramsey

Gabriel Ramsey

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 15th day of January, 2016, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Ashley Ramsey and Gabriel Ramsey**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:

Notary Public,

KIMBERLY HOLLINGSHEAD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-20-2019

Return to:

Limestone Title and Escrow, LLC
248B Jackson Meadows Drive
Hermitage, TN 37076