WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160007965 DEEDWARR
Recvd: 01/29/16 12:41 2 pgs
Fees:13.00 Taxes:801.05
20160129-0008910

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $216,500.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 27TH DAY OF JANUARY, 2016.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 3-20-18

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 16-1645B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Freeman Ramsey, III and Carolyn LaTisiha Jones	Prime Lending	033-03-0B-107.00-CO
136 Ivy Hill Ln	17330 Preston Rd #160B	
Goodlettsville, TN 37072-4171	Dallas TX 75252	

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,

JAMIE KNOTTS, A MARRIED WOMAN AS HER SOLE AND SEPARATE PROPERTY

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

FREEMAN RAMSEY, III, UNMARRIED AND CAROLYN LATISIHA JONES, UNMARRIED AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP

HEREINAFTER CALLED THE GRANTEE(S), 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. 18 on the Plan of Final Plat of Dry Creek Farms, Phase 3 of record in Plat at Instrument No. 20070221-0021236, as corrected in Instrument No. 20070411-0043542, 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 Jamie Knotts, a married woman as her sole and separate property by Warranty deed from Beazer Homes Corp., a Tennessee Corporation of record in Instrument No. 20071127-0137380 Register's Office for Davidson County, Tennessee, dated November 15, 2007 and recorded on November 27, 2007. Brett Knotts joins in the exection of this instrument for the purpose of conveying his interest, marital or otherwise, in the above described property.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2016 a lien, not yet due and payable.

Subject to all matters shown on the Plan of record as Instrument Number 20070221-0021236 as corrected in Instrument No. 20070411-0043542, Register's Office of Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20040921-0113624 and Instrument No. 20070424-0048575 and Instrument No. 20080611-0060336, Register's Office for Davidson County, Tennessee.

Charter of Homeowner's Association of record in Instrument Number 20041005-0119646, in the Register's Office for Davidson County, Tennessee.

Quitclaim Deed for Open Space of record in Instrument Number 20070424-0048576, in the Register's Office for Davidson County, Tennessee.

Easement Agreement of record in Instrument Number 20031001-0145056, in the Register's Office for Davidson County, Tennessee.

Subject to the flow of any creeks, streams, or branches across subject property.

Subject to rights of others in and to the common areas and/or elements.

This is property known as 136 Ivy Hill Ln, Goodlettsville, TN 37072-4171

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 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 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 hand on the 27th day of January, 2016.

Jamie Knotts

Brett Knotts

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, a Notary Public of said County and State, JAMIE KNOTTS AND BRETT KNOTTS, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this 27th day of January, 2016.

Notary Public

My Commission Expires: _____

RUTH M. FORAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 11-18-2019

File #: 16-1645B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027