BILL GARRETT, Davidson County
Trans:T20160009945 DEEDWARR
Recvd: 02/05/16 09:19 2 pgs
Fees:13.00 Taxes:454.73

20160205-0011264

SolmonParks File No. 616005

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|---|---|
| Emily Kornbau State of Tennessee Notary Public Sumner County My Commission Expires June 19, 2018<br>(Notary Stamp) | STATE OF TENNESSEE<br>COUNTY OF Sumner<br>The actual consideration or value, whichever is greater, for this transfer is $122,900.00.<br>Affiant<br>Subscribed and sworn to before me, this 29th day of January, 2016.<br>Notary Public<br>My commission expires: June 19, 2018 |

**THIS INSTRUMENT PREPARED BY:**
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
305-B Indian Lake Blvd., Suite 220, Hendersonville, TN 37075

# WARRANTY DEED

| Address of New Owner | Send Tax Bills To | Map-Parcel Number |
|---|---|---|
| Ramone T. Clements | Ramone T. Clements | 043-06-0-210.00 |
| 305 Becklea Drive | 305 Becklea Drive | |
| Madison, TN 37115 | Madison, TN 37115 | |

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

**Angeline H. Jones, a single person**

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

**Ramone T. Clements, a single man**

(hereinafter called the "Grantee"), his 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. 308 on the Plan of Madison Park, Section 3 of record in Plat Book 3500, Page 103, 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 Angeline H. Jones, a single person, and a life estate reserved for Catherine E. Johnson, a widow by Quitclaim deed from Catherine E. Johnson, a widow of record in Book 7927, page 424, Register's Office for Davidson County, Tennessee, dated July 12, 1989 and recorded on August 31, 1989. Catherine E. Johnson having since died.

This is **X** improved ☐ unimproved property known as **305 Becklea Drive, Madison, TN 37115.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee. **OR** Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 29th day of January, 2016.

Angeline H. Jones by: Sandy Buzard

Angeline H. Jones by Sandy Buzard
Her Attorney in Fact

**STATE OF TENNESSEE**
**COUNTY OF SUMNER**

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Sandy Buzard** with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument on behalf of **Angeline H. Jones** for the purposes therein contained, and who further proved to me that he/she is the **Attorney in Fact** for **Angeline H. Jones,** and is authorized by her to execute this instrument on her behalf.

This the 29 day of January, 2016.

Notary Public
My Commission Expires: 04/24/2019

GREGORY D. VADNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

SolomonParks File No. 616005