BILL GARRETT, Davidson County
Trans:T20160011656 DEEDQC
Recvd: 02/11/16 11:50 3 pgs
Fees:17.00 Taxes:0.00
20160211-0013267

# QUITCLAIM DEED

This instrument was prepared by:
Marie Paschall Ratterman [Name]
1501 Woodland Pointe Dr, #808 [Street or Postal Address]
Nashville, TN 37214 [City, State, Postal Code]

| | |
|---|---|
| Name and address of the new owner (the Grantee): | Walter Ratterman III<br>2553 Johnson Ridge Rd.<br>Antioch, TN 37013 |
| Name and address of the Mortgagee (the holder of a mortgage loan): | Walter III + Marie Ratterman<br>2553 Johnson Ridge Rd<br>Antioch, TN 37013 |
| Tax map parcel number: | Map 149-06-6 parcel 119.00 |
| Mail tax bills to: | 2553 Johnson Ridge Rd<br>Antioch TN 37013 |

In consideration of Ten Dollars and other valuable consideration paid, the receipt of which is acknowledged, I, Marie P Ratterman, the Grantor, sell, transfer, and convey to Walter Ratterman III, the Grantee, all of my right, title and interest in the following real estate:

IN THE COUNTY OF Davidson, STATE OF TENNESSEE:
[*legal description*]

2553 Johnson Ridge Road
Antioch, TN 37013
See Exhibit A

No boundary survey of the real estate was made at the time of this conveyance, and the description of it is not different from that shown in any previous deed. FOR PRIOR TITLE, see Book 9343 Page 13 in the Register's Office of Davidson County, Tennessee.

Taxes for the year N/A are assumed by the Grantee.

THIS CONVEYANCE IS SUBJECT TO MATTERS OF PUBLIC RECORD including the following: (1) governmental zoning and other ordinances and regulations; (2) utility, sewer,

drainage, and other easements and stipulations; and (3) subdivision and condominium covenants, conditions, declarations, and other restrictions.

THIS CONVEYANCE IS ALSO SUBJECT TO (1) the rights of tenants or claims of tenants in possession under oral, or written but unrecorded, leases or other agreements and (2) _____.

Witness my hand this 11th day of February, 2016.

Marie P. Ratterman
Grantor

**Acknowledgement**

STATE OF Tennessee
COUNTY OF Davidson

On the 11 day of February, 2016, before me personally appeared Marie P. Ratterman, the Grantor, to me known (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 he or she executed the same as his or her free act and deed.

Cynthia L. Vernon
Notary Public

My commission expires: My Commission Expires January 8, 2019.

CYNTHIA L. VERNON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

**Affidavit of Value**

STATE OF _____
COUNTY OF _____

I swear or affirm that the actual consideration for this transfer, or the value of the property transferred, whichever is greater, is $_____. That amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

_____
Grantee

Sworn to and subscribed before me this ____ ___.

My commission expires: _____

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**
**The actual consideration or true value, whichever is greater for this transfer is**
**$** 0
Marie Ratterman, **Affiant**
**Subscribed and sworn before me this the**
11 **Day of** Feb, **20**16.
_____, **Deputy Register**

Exhibit "A"

BOOK 9326 PAGE 145

This Instrument is being re-recorded to correct the recording information of the plan of Oakwood.

RE-RECORD

BOOK 9343 PAGE 13

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 109,850.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF April 19 94

Notary Public

MY COMMISSION EXPIRES: July 22, 1995
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Castleman & Wischhof, 213 A Ward Circle, Brentwood, TN 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Walter Ratterman, III (NAME) | CTX MORTGAGE COMPANY (NAME) | MAP 149-06-0 |
| 2553 Johnson Ridge Road (ADDRESS) | P.O. BOX 19000 (ADDRESS) | PARCEL 119.00 |
| Antioch, TN 37013 (CITY) (STATE) (ZIP) | DALLAS, TX 75219 (CITY) (STATE) (ZIP) | 02 DX 08932 |

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

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Walter Ratterman, III and wife, Marie P. Ratterman

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. 57 on the Plan of Oakwood Subdivision, Phase Six, Section Two, of record in Book 7900, Page 626, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being part of the same property conveyed to Centex Real Estate Corporation by deed from A. S. Johnson and wife, Fannie E. Johnson and by deed from Houston Ezell Corporation, a Tennessee Corporation, of record in Book 8578, page 310, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 1994 and subsequent years, easements of record and restrictive covenants of record.

94 APR 28 PM 1:14
FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

RE-RECORD
94 MAY 12 AM 10:59
FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE
4,9425

unimproved ( )
is improved ( X ) property, known as 2553 Johnson Ridge Road, Antioch, TN 37013
(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 my hand this 22nd day of April 19 94

Centex Real Estate Corporation
By:
Joseph Harvey, Division Controller