Return to:
Advantage Title And Escrow, Inc.
3325 Aspen Grove Dr., Ste 104
Franklin, TN 37067

File # 10523

THIS INSTRUMENT PREPARED BY:
HAYNES, FREEMAN & BRACEY, PLC
140 North Main Street
P. O. Box 527
Goodlettsville, Tennessee 37070

BILL GARRETT, Davidson County
Trans:T20160021440 DEEDWARR
Recvd: 03/16/16 09:45 2 pgs
Fees:13.00 Taxes:173.90
20160316-0024869

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map- Parcel No.
THE TWIN TEAM LLC 1107 Gartland Avenue Nashville, Tennessee 37206	(Same)	053-03-0-216.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged, **MICHAEL L. RAMSEY and wife, SANDRA RAMSEY, TEDDIE W. RAMSEY and wife, DONNA RAMSEY, GWEN RAMSEY HEARN and husband, JOE HEARN, and JUDY RAMSEY, unmarried,** have this day bargained and sold, and do hereby transfer and convey unto the said **THE TWIN TEAM LLC, a Tennessee Limited Liability Company,** its successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 159 on the Plan of Section "B", Village of Old Hickory, as shown on plan of record in Book 1424, Page 67, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more particular description.

Being the same property conveyed to JULIAN A. RAMSEY AND WIFE, FLOSSIE A. RAMSEY, by deed from E. O. ELLIS AND WIFE, MARGUERITE R. ELLIS, of record in Book 3766, page 157, dated May 13, 1964, said Register's Office. The said Julian A. Ramsey having since died on or about May 11, 1987, leaving Flossie A. Ramsey surviving tenant by the entireties. The said Flossie A. Ramsey having since died testate on or about December 28, 2015 subject property devised to MICHAEL L. RAMSEY, A LIFE ESTATE, TEDDY W. RAMSEY, GWEN RAMSEY HEARN AND JUDY RAMSEY pursuant to the will of record in Seventh Circuit Probate Court of Davidson County, Nashville, Tennessee, Docket No. 16P99. The said Sandra Ramsey, spouse of Michael L. Ramsey, Donna Ramsey, spouse of Teddie W. Ramsey, and Joe Hearn, spouse of Gwen Ramsey Hearn, join in this conveyance to convey any marital interest they may have. The said Teddie W. Ramsey is one and the same person as Teddy W. Ramsey.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON) The actual consideration or value whichever is greater, for this transfer is $47,000.00.
Subscribed and sworn to before me,
this 9th of March, 2016.
My Commission Expires: _____

Affiant

Notary Public

LATRECE MCADOO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2018

This is improved property located at 1308 Overton Street, Old Hickory, Davidson County, Tennessee 37138.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, its (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 9th day of March, 2016.

Michael L Ramsey
MICHAEL L. RAMSEY

Gwen Ramsey Hearn
GWEN RAMSEY HEARN

Sandra Ramsey
SANDRA RAMSEY

Joe Hearn
JOE HEARN

Teddie Ramsey
TEDDIE RAMSEY

Judy Ramsey
JUDY RAMSEY

Donna Ramsey
DONNA RAMSEY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Rhonda Groves-Soechting, a Notary Public in and for said County and State, **MICHAEL L. RAMSEY, SANDRA RAMSEY, TEDDIE RAMSEY, DONNA RAMSEY, GWEN RAMSEY HEARN, JOE HEARN, and JUDY RAMSEY,** the within named bargainors, 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 Goodlettsville, Tennessee, this the 9th day of March, 2016.

RHONDA GROVES-SOECHTING
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Rhonda Groves-Soechting
NOTARY PUBLIC

My Commission Expires: 12/19/2016