THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 16026659** Mail to: **BANKERS TITLE** **2 Cadillac Drive** **Brentwood, Tennessee 37027**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: ~~$714,950.00~~ Affiant Subscribed and sworn to before me, this 29th day of March, 2016. Notary Public My Commission Expires: 8.17.19 RENNA ANN WALTERS STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

WARRANTY DEED

Address New Owner: Sara Ramsey and Matthew Ramsay 1312 OTTER CREEK RD Nashville TN 37215-5213	Send Tax Bills To: MIG 8320 East Walker Springs Lane Knoxville, TN 37923	Tax Information: Tax Parcel ID No. 14510005700

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Nathan Kloock and Adrienne Kloock, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Sara Ramsey and Matthew Ramsay, wife and husband**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A tract of land in the 7th, formerly 11th, Civil District of Davidson County, Tennessee, described as follows:

Beginning in the North margin of Otter Creek Road at a point 1530 feet, more or less, Westerly from the center of the Granny White Pike; thence with said margin of Otter Creek Road, N 85 degrees 15' W 125 feet to an iron pin in the margin of said road which is the Southeast corner of a 1.12 acre tract conveyed to Clarence Carroll Cothran by deed of record in Book 7412, Page 949, Register's Office for said County; thence with Cothran's East line 624.85 feet to an iron pin in the Northwest corner of said tract being a point in the South line of the land of Zelenik, as of record in Book 4313, Page 793, Register's Office for said County, thence along Zelenik's South line, S 56 degrees 24' 41" East 125 feet to an iron pin in the Northeast corner of said tract; thence S 12 degrees 10' 15" W 627.5 feet to an iron pin, in the Northerly margin of Otter Creek Road, being the point of beginning, according to a survey by John Kohl & Company, P.C., dated June 13, 1989.

Being the same property conveyed to Nathan Kloock, and wife, Adrienne Kloock by Warranty Deed from Gerald A. Figal, and Ruth Ann Rogaski, recorded on the 4th day of June, 2008 in Instrument No. 20080604-0057325, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2016 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

BILL GARRETT, Davidson County
Trans:T20160026516 DEEDWARR
Recvd: 04/01/16 11:50 2 pgs
Fees:13.00 Taxes:2645.32
20160401-0031055

This is improved property located at 1312 OTTER CREEK RD Nashville TN 37215-5213

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

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

Nathan Kloock

Adrienne Kloock

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Nathan Kloock and Adrienne Kloock, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of March, 2016.

Notary Public

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018