Send Tax Statements To:
New Owner

This Instrument Prepared By/Return To:
JOHN G. MITCHELL, III
Attorney at Law
1535 W. Northfield Blvd., Unit 16
Murfreesboro, TN 37129

BILL GARRETT, Davidson County
Trans:T20160048292 DEEDWARR
Recvd: 06/08/16 09:32 4 pgs
Fees:23.00 Taxes:557.59
20160608-0057692

Name and Address of New Owner:

Raymond M. Pegram
128 Draper Drive
Goodlettsville, TN 37072

From Information Furnished By
The Parties

Map & Parcel:
096-02004900

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

WARRANTY DEED

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, the undersigned, **MARVIN H, RAMSEY AND FLOYD A. RAMSEY, JR., CO-SUCCESSOR TRUSTEES OF MIRA D. RAMSEY'S LIVING TRUST, DATED DECEMBER 1, 1995, AND MARVIN H. RAMSEY AND FLOYD A. RAMSEY, INDIVIDUALLY,** has this day bargained and sold and does hereby transfer and convey unto * **RAYMOND M. PEGRAM AND MARY E. PEGRAM,** his heirs and assigns, forever, that certain parcel of real estate located in Davidson County, State of Tennessee, within the corporate limits of the City of Nashville, and being described as follows, to-wit:

Being all of Lot No. 43, on the Map of Section One, Clover Bottom Subdivision, according to plat and survey appearing of record in Book 1424, page 50, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Said Lot No 43 fronts 75 feet on the north side of Blue Brick Drive and runs back between lines, 163.5 feet on the East line and 200.2 feet on the West line to a dead line in the rear on which it measures 87 feet.

Being the same property conveyed to Mira D. Ramsey's Living Trust, Mira D. Ramsey, Trustee, by Quitclaim deed dated 12/1/1995 and filed for record on 12/5/1995 in Book 9879, page 98, of the Register's Office of Davidson County, Tennessee. Mira D. Ramsey died on August 18, 2015, and pursuant to the Living Trust Agreement for the Mira D. Ramsey Living Trust dated December 1, 1995, said property was to be divided equally (50% each) between her two sons Marvin H. Ramsey and Floyd A. Ramsey, Jr. at her death. See also Memorandum of Trust dated December 1, 1995 of record in Book 9879, page 96, of the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to any and all matters shown on said plat and survey of record in Book 1424, page 50; all of said Register's Office.

THIS conveyance is subject to any and all existing easements and/or restrictions of record.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said **RAYMOND M. PEGRAM AND MARY E. PEGRAM,** his heirs and assigns, forever.

*husband and wife

The undersigned covenants with the said Grantee that it is lawfully seized and possessed of said parcel of real estate, and that it has a good right to convey the same and that it is un-encumbered, except for the lien of the 2016 real property taxes which have been prorated between the parties and are assumed by the Grantee.

The undersigned further covenants and binds itself, its successors and assigns to forever warrant and defend the title to said real estate to the Grantee, his heirs and assigns, against the lawful claims of all persons, whomsoever.

This property is subject to and includes any and all lawful easements, setback lines, restrictions, etc. of record and applying to the within described property and to the zoning regulations of the appropriate governmental body.

IN WITNESS WHEREOF, the undersigned has executed this instrument 25th day of May, 2016.

Marvin H. Ramsey, Individually

Floyd A. Ramsey, Jr., Individually

Marvin H. Ramsey,
Co-Successor Trustee of the Mira D. Ramsey's Living Trust, dated December 1, 1995

Floyd A. Ramsey, Jr.,
Co-Successor Trustee of the Mira D. Ramsey's Living Trust, dated December 1, 1995

STATE OF TEXAS)
)
COUNTY OF TARRANT)

Personally appeared before me, the undersigned authority, a Notary Public in and for the said County and State, personally appeared, **Marvin H. Ramsey,** the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), acknowledged that he executed the foregoing instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL in Fort Worth, Texas, this the 25th day of May, 2015.

NOTARY PUBLIC
My Commission Expires: 10/18/2019

KRISTEN MYRICK
My Commission Expires
October 18, 2019

STATE OF TENNESSEE)
)
COUNTY OF Rutherford

Personally appeared before me, the undersigned authority, a Notary Public in and for the said County and State, personally appeared, **Floyd A. Ramsey, Jr.,** the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), acknowledged that he executed the foregoing instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL in Murfreesboro, ~~Texas~~ Tennessee, this the 25th day of May, 2015.

NOTARY PUBLIC
My Commission Expires: 1/24/17

SHERI L MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TEXAS)
)
COUNTY OF _____)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Marvin H. Ramsey,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the **Co-Successor Trustee of the Mira D. Ramsey's Living Trust, dated December 1, 1995,** the bargainor, and that he as such **Co-Successor Trustee of the Mira D. Ramsey's Living Trust, dated December 1, 1995** , executed the foregoing instrument **(WARRANTY DEED)** for the purposes therein contained, by signing the name of the corporation by himself as its **Co-Successor Trustee of the Mira D. Ramsey's Living Trust, dated December 1, 1995.**

WITNESS MY HAND AND OFFICIAL SEAL in _____, Texas, this the 25th day of May, 2016.

NOTARY PUBLIC
My Commission Expires:

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Floyd A. Ramsey, Jr.,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the **Co-Successor Trustee of the Mira D. Ramsey's Living Trust, dated December 1, 1995,** the bargainor, and that he as such **Co-Successor Trustee of the Mira D. Ramsey's Living Trust, dated December 1, 1995,** executed the foregoing instrument **(WARRANTY DEED)** for the purposes therein contained, by signing the name of the ~~corporation~~ trust by himself as its **Co-Successor Trustee of the Mira D. Ramsey's Living Trust, dated December 1, 1995.**

SHERI L MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

WITNESS MY HAND AND OFFICIAL SEAL in Murfreesboro, Tennessee, this the 25th day of ay, 2016.

NOTARY PUBLIC
My Commission Expires: 1/24/17

AFFIDAVIT

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

* $150,700.00

AFFIANT

SWORN to and subscribed before me,
this 25th day of May, 2016.

NOTARY PUBLIC

My Commission Expires: 12-16-18

JESSICA L. TOLLEY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

NOTARY PUBLIC
My Commission Expires:

STATE OF TEXAS)
)
COUNTY OF TARRANT)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Marvin H. Ramsey**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the **Co-Successor Trustee of the Mira D. Ramsey's Living Trust, dated December 1, 1995**, the bargainor, and that he as such **Co-Successor Trustee of the Mira D. Ramsey's Living Trust, dated December 1, 1995** , executed the foregoing instrument (**WARRANTY DEED**) for the purposes therein contained, by signing the name of the ~~corporate~~ trust by himself as its **Co-Successor Trustee of the Mira D. Ramsey's Living Trust, dated December 1, 1995.**

WITNESS MY HAND AND OFFICIAL SEAL in FORT WORTH, Texas, this the 25th day of May, 2016.

Kristen Myrick
NOTARY PUBLIC
My Commission Expires:

KRISTEN MYRICK
My Commission Expires
October 18, 2019

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Floyd A. Ramsey, Jr.**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the **Co-Successor Trustee of the Mira D. Ramsey's Living Trust, dated December 1, 1995**, the bargainor, and that he as such **Co-Successor Trustee of the Mira D. Ramsey's Living Trust, dated December 1, 1995**, executed the foregoing instrument (**WARRANTY DEED**) for the purposes therein contained, by signing the name of the corporation by himself as its **Co-Successor Trustee of the Mira D. Ramsey's Living Trust, dated December 1, 1995.**

WITNESS MY HAND AND OFFICIAL SEAL in Murfreesboro, Tennessee, this the 25th day of ay, 2016.

NOTARY PUBLIC
My Commission Expires:

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $137,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

SWORN to and subscribed before me,
this 25th day of May, 2016.

NOTARY PUBLIC

My Commission Expires: