BILL GARRETT, Davidson County
Trans:T20160057173 DEEDWARR
Recvd: 07/05/16 15:57 2 pgs
Fees:13.00 Taxes:1172.90
20160705-0068745

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $317,000.00. Affiant Subscribed and sworn to before me, this the 28th day of June, 2016. Notary Public My commission expires: 8-23-16

ANNE MARIE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires August 23, 2016

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Cameron B. McDougall Catherine A. Torenvliet	New Owner	
3441 Dandolo Circle		173-09-0B-085.00-CO
Cape Coral, FL 33909		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JOHN D. RAMARES AND CHRISTI K. RAMARES, TRUSTEES OF THE RAMARES REVOCABLE LIVING TRUST, DATED OCTOBER 7, 2014**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CAMERON B. MCDOUGALL AND CATHERINE A. TORENVLIET, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 292 on the Plan of Section Two, Barnes Cove of record in Plat at Instrument No. 20040604-0065966, 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 John Dean Ramares and Christi K. Ramares, husband and wife by Warranty deed from Jon T. King and Katie J. Barrick A/K/A Katie J. King, husband and wife of record in Instrument No. 20080603-0056555 Register's Office for Davidson County, Tennessee, dated May 30, 2008 and recorded on June 03, 2008.

Being the same property conveyed to John D. Ramares and Christi K. Ramares, Trustees of the Ramares Revocable Living Trust, dated October 7, 2014 by Warranty deed from John Dean Ramares A/K/A John D. Ramares and Christi K. Ramares, husband and wife of record in Instrument No. 20150205-0010879 Register's Office for Davidson County, Tennessee, dated January 28, 2015 and recorded on February 05, 2015.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 4109 Barnes Cove Drive, Antioch, TN 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 28th day of June, 2016.

Ramares Revocable Living Trust, dated October 7, 2014

, TRUSTEE
John D. Ramares, Trustee

Christi K. Ramares, Trustee
Christi K. Ramares, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named John D. Ramares and Christi K. Ramares, as Trustee(s) of the Ramares Revocable Living Trust, dated October 7, 2014, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 28th day of June, 2016.

Notary Public

My Commission Expires: 7-2-2018

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 2, 2018