Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd., Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $ 100,000.00

Affiant

Subscribed and sworn to before me, this 6th day of July, 2016.

Notary Public
My commission expires: 8-5-18

ERIN KIROUAC
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

BILL GARRETT, Davidson County
Trans: T20160061858 DEEDWARR
Recvd: 07/19/16 09:39 2 pgs
Fees: 13.00 Taxes: 370.00

20160719-0074011

Address of New Owner:	Send Tax Bills to:	Tax Information
The 3332 Percy Priest Drive Trust Po Box 160772 Nashville, TN 37216	New Owner	096-16-0-016-00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Martha F. Ramsey,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Trey Cain Trustee of The 3332 Percy Priest Drive Trust,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 15 on the Plan of Hickory Bend, Section 5 of record in Plat Book 3600, Page 45, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 15 fronts 80 feet along the northwesterly margin of Percy Priest Drive and runs back 140 feet on the northeasterly line and 140 feet on the southwesterly line to a line at the rear measuring 80 feet thereon.

Being the same property conveyed to Joe L. Ramsey and wife, Martha F. Ramsey by warranty deed from Fred H. Gregory and wife, Sandra M. Gregory of record in Book 4434, page 780, Register's Office for Davidson County, Tennessee, dated 07/22/1970 and recorded on 07/29/1970. (Value or consideration shown in aforementioned deed $20,157.14.) The said Joe L. Ramsey is now deceased.

Being also known as 3332 Percy Priest Drive Nashville, Tennessee 372143906.

This property is improved property known as 3332 Percy Priest Drive, Nashville, TN, 37214-3906

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), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 the 6th day of July, 2016.

Martha F. Ramsey by Suzanne Ramsey her Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On July 6, 2016, before me personally appeared, Suzanne Ramsey, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Martha F. Ramsey, and who acknowledged that he executed the same as the free act and deed of Martha F. Ramsey.

Witness my hand and official seal at Franklin, Tennessee, this the 6th day of July, 2016.

Notary Public

My Commission expires: 8-5-18

FILE NO: 2016054476

