Davidson County DEEDWARR
Recvd: 08/08/16 14:38 3 pgs
Fees:18.00 Taxes:1285.75
20160808-0082358

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

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Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref: (DM) Title No.: 58502
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Justin William Roddick Rachel H. Roddick 6614 Ellwood Court Nashville, TN 37205	NEW OWNER

TAX MAP PARCEL NUMBERS: 12906002900 & 12906002800

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$347,500.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Matthew David Ramsey and Linda Burcher Ramsey, husband and wife,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Justin William Roddick and Rachel H. Roddick, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 143 and 144 on the Plan of West Meade Park, Inc., Section 4 of record in Book 3300, pages 68 and 69, Register's Office for said County to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Matthew David Ramsey and wife, Linda Burcher Ramsey, by Warranty Deed from Erik S. Malund and wife, Jan M. Malund, dated September 13, 1993 and recorded on September 14, 1993 of record in Book 9080, page 67, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2016, and subsequent years; The Plan, with Owner's Certificate, of record in Book 3300, pages 68 and 69, said Register's Office, which Plan shows a 125, foot minimum building setback line from Ellwood Court, and a 10 foot easement for public utility purposes along the rear line(s) of said lot, with an access road lying therein.

This is improved property, known as 6614 Ellwood Court, Nashville, TN 37205

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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 FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 5th day of August, 2016.

Matthew David Ramsey
Matthew David Ramsey

Linda Burcher Ramsey
Linda Burcher Ramsey

State of Tennessee

County of Davidson

On this 5th day of August, 2016, before me the undersigned authority, personally appeared Matthew David Ramsey and Linda Burcher Ramsey, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

DEBBIE MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES OCTOBER 13, 2018

Notary

My Commission Expires:

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $347,500.00.

Rachel Bellamy
Affiant

Sworn and subscribed before me this 5th day of August, 2016.

Notary

My Commission Expires: DEC 27 2017

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066

True Copy Certification

I, Kristen Traini, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Sumner

Personally appeared before me, Darlene K. Suhrbier, a notary public for this county and state, Kristen Traini who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-27-19

Notary' Seal (if on paper)

DARLENE K. SUHRBIER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY