BILL GARRETT, Davidson County
Trans:T20160086091 DEEDWARR
Recvd: 09/30/16 10:49 2 pgs
Fees:13.00 Taxes:529.10
20160930-0103236

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Shawnte D. Boleyjack
813 Anita Drive
Old Hickory, TN 37138-3301

SEND TAX BILL TO:
New Owner

MAP/PARCEL 044-13-0-004.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **Shirley Jean Ramsey, formerly known as Shirley H. Williams, as to a life estate and Pamela J. Cashman,** has this day bargained and sold, and does hereby transfer and convey unto **Shawnte D. Boleyjack, an unmarried woman,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 59 on the Plan of Section Four, The Knoll Subdivision of record in Plat Book 2854, Page 111, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 59 fronts 111.9 feet on the Northeasterly side of Anita Drive and extends back 310 feet on the Southeasterly line and 356.94 feet on the Northwesterly line to a broken line, measuring 93.26 feet thereon.

Being the same property conveyed to Shirley Jean Ramsey (formerly known as Shirley H. Williams) as to a life estate and Pamela J. Cashman by Quitclaim deed from Shirley Jean Ramsey (formerly known as Shirley H. Williams) of record in Instrument No. 20050816-0097216 Register's Office for Davidson County, Tennessee, dated August 12, 2005 and recorded on August 16, 2005.

Charlie W. Ramsey executes this deed in order to convey and and all marital rights and/or interest in the subject property to the Grantee.

This is improved property known as: **813 Anita Drive, Old Hickory, Tennessee 37138**

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2016 shall be

in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in Book 2854, page 111, and restrictions in Book 3103, page 3, and encumbrances as may be shown of record in the office of the Register of Deeds where the real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 26th day of September, 2016.

Shirley Jean Ramsey
Shirley Jean Ramsey

Pamela J Cashman
Pamela J. Cashman

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Shirley Jean Ramsey, and Pamela J. Cashman,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he/she/they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 26th day of September, 2016.

NOTARY PUBLIC

GREGG W. CLARKE NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY My Commission Expires December 5, 2017

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $143,000.00.

AFFIANT

Subscribed and sworn to before me this the 26th day of September, 2016.

NOTARY PUBLIC

My Commission Expires: 10-07-19

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

File No: 169725