BILL GARRETT, Davidson County
Trans:T20160107849 DEEDWARR
Recvd: 12/08/16 08:56 2 pgs
Fees:13.00 Taxes:101.75
20161208-0128788

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is $27,500.00 (Twenty Seven Thousand Five Hundred).

Leena George
AFFIANT

Subscribed to and sworn before me this 8th day of December, 2016.

JEFFREY M. GRISSIM NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires SEPT 7, 2020

NOTARY PUBLIC MY COMMISSION EXPIRES:

(NOTARY SEAL)

THIS INSTRUMENT PREPARED BY
AND PLEASE RETURN TO:
GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Leena George and George J. Ramapurath 8649 Old Charlotte Pike Nashville, TN 37201	**Same as New Owner**	11200005700

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **LINDA BRADFORD, AND UNMARRIED WOMAN AND JENNIFER R. STEWART, A SINGLE PERSON,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **LEENA GEORGE AND GEORGE J. RAMAPURATH, WIFE AND HUSBAND,** 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 TO WIT:

Land located in the 9th Civil District of Davidson County, Tennessee, more particularly described as follows:
Beginning at an iron pin in the easterly boundary of Old Charlotte Pike, said pin being 720 feet, more or less, in a southerly direction from the intersection of Old Charlotte Pike with Manning Hollow Road; thence South 54 degrees 23' 14" East 205.49 feet to an iron pin; thence North 46 degrees 17' 52" East, 103.02 feet to an iron pin; thence South 61 degrees 55' 45" East, 18.72 feet to a fence post; thence South 62 degrees 07' 25" East, 279.88 feet to a fence intersection; thence South 61 degrees 43' 01" West, 254.65 feet to another fence intersection; thence North 54 degrees 04' 29" West, 395.83 feet to a point in the easterly boundary of Old Charlotte Pike; thence following said easterly boundary in a northerly direction following a curve with a radius of 482.09 feet a distance of 86.19 feet to the point of beginning, said tract containing 1.57 acres, more or less, as described in a boundary survey performed by Southern Land & Associates, Tennessee Registered Land Surveyor No. 1107, dated November 6, 1979.

Being the same property conveyed to Thomas Brumit by Quitclaim Deed from Chris Huggins, Tony Huggins and Eddie Brumit, dated February 23, 2016 and recorded April 1, 2016 in Instrument No. 20160401-0031309, Register's Office for Davidson County, Tennessee. The said Thomas Brumit, a/k/a Thomas M Brumit, having died testate on April 22, 2016, and pursuant to the Last Will and Testament of Thomas M. Brumit filed May 31, 2016, in the Chancery Court for Cheatham County, Tennessee, Probate Division No. P-2670, subject property was devised to Linda Bradford and Jennifer R. Stewart.

Being also known 8649 Old Charlotte Pike, Nashville, Tennessee 37201.

Linda Bradford executes this instrument as Attorney-in-Fact on behalf of Jennifer R. Stewart, pursuant to the Power of Attorney recorded in Instrument No. 20161208-0128787, Register's Office for Davidson County, Tennessee.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	( ) IMPROVED (**X**) UNIMPROVED	Property known as: **8649 OLD CHARLOTTE PIKE** **NASHVILLE, TN 37201**

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, and we do covenant with the said GRANTEE(S) that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

LTSR Number: GTE File: 2016114411

WITNESS, this 7th day of December, 2016

Linda Bradford

Jennifer R. Stewart

By: Linda Bradford,
Linda Bradford, as her Attorney-In-Fact
attorney in fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 7th day of December, 2016, before me, the undersigned, a Notary Public in and for said County and State; personally appeared **Linda Bradford** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged she executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 7th day of December, 2016.

Notary Public

Commission Expires:

JEFFREY M. GRISSIM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 7. 2020

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 7th day of December, 2016, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Linda Bradford,** as Attorney-In-Fact to me known to be the person who executed the foregoing instrument in behalf of **Jennifer R. Stewart**, and acknowledged that she executed the same as the free act and deed of the said **Jennifer R. Stewart**.

Witness my hand and official seal on this the 7th day of December, 2016.

Notary Public

Commission Expires:

JEFFREY M. GRISSIM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 7. 2020