THIS INSTRUMENT WAS PREPARED BY:

Banker's Title & Escrow – Clarksville, LLC
2515 Wilma Rudolph Blvd.
Clarksville, TN 37040

File: 2016100579

BILL GARRETT, Davidson County
Trans:T20160113322 DEEDWARR
Recvd: 12/27/16 09:14 2 pgs
Fees:13.00 Taxes:1025.88
20161227-0135188

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WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Michieal D. Ramsey 5352 Ryan Allen Cir Whites Creek, TN 37189	NEW OWNER	041-01-0A-133.00-CO

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, WE, **JENNIFER NESBITT-DECKER AND ANDY J. TAYLOR, WIFE AND HUSBAND,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MICHIEAL DALE RAMSEY AND ASHLEE RHEA DANIELS, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEES, 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. 126 on the Plan of Cobblestone Creek, Phase Three of record in Plat at Instrument No. 20081023-0106163, 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 Jennifer Nesbitt-Decker and Andy J. Taylor, husband and wife by Special Warranty deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes of record in Instrument No. 20090716-0066675 Register's Office for Davidson County, Tennessee, dated July 14, 2009 and recorded on July 16, 2009.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property, known as: **5352 Ryan Allen Cir, Whites Creek, TN 37189**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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.

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Witnessed this the 13th day of December, 2016.

Jennifer Nesbitt-Decker

Andy J. Taylor

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jennifer Nesbitt-Decker and Andy J. Taylor the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor(s), and who acknowledged that she/he/they executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 13th day of December, 2016.

Notary Public

PAULA M. VAN CLEEK
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

My Commission expires:
6/12/2017

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $ 277,265.00.

Affiant

Subscribed and Sworn to before me on this the 13th day of December, 2016.

My Commission expires:

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-06-2020
SEAL

Notary Public

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