Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

16-1-640

BILL GARRETT, Davidson County
Trans:T20170001585 DEEDWARR
Recvd: 01/06/17 12:15 2 pgs
Fees:13.00 Taxes:597.55
20170106-0001826

PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this 3rd day of January, 2017 by and between Emily K. Ramsey Gray and Sidney Gray, wife and husband, hereinafter referred to as GRANTOR, and Betty Monderine, hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES the following described property lying in City of Antioch, County of Davidson, State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 3 of Barnes Crossing Planned Unit Development, as shown on the Master Deed of record in Plat Instrument No. 20050721-0084791, as amended by Instrument No. 20050805-0092480, Instrument No. 20051114-0136938 and Instrument No. 20071227-0147998, Register's Office for Davidson County, Tennessee, and as shown on Plat of record in Instrument No. 20050128-0010427, said Register's Office, all to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Emily K. Ramsey Gray and Sidney Gray, wife and husband, by Quitclaim Deed, from Emily K. Ramsey Gray (F/K/A Emily K. Ramsey), dated May 20, 2016, recorded May 23, 2016, of record in Instrument No. 20160523-0051292, Register's Office for Davidson County, Tennessee.

Previously being the same property conveyed to Emily K. Ramsey, unmarried, by Warranty Deed, from Matthew B. Barnes and wife, Kimberly Barnes, dated September 7, 2007, recorded September 13, 2007, of record in Instrument No. 20070913-0109886, Register's Office for Davidson County, Tennessee.

This is [xx]improved []unimproved property known as: 1705 Red Jacket Drive, Antioch, TN 37013

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Emily K. Ramsey Gray

Sidney Gray

INDIVIDUAL
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said county and state, Emily K. Ramsey Gray and Sidney Gray, wife and husband, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed.

Witness my hand, at office, this 3rd day of January, 2017.

Suzanne Thomas
Notary Public

SUZANNE THOMAS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
March 18, 2019
COUNTY OF RUTHERFORD

My Commission Expires: 3-18-19

Name and Address of Property Owner:
Betty Monderine Hoskins
1340 Wexford Downs Lane,
Nashville, TN 37211

Send Tax Statements to:

Betty Monderine
1705 Red Jacket Dr.
Antioch, TN 37013

Map & Parcel: 173-05-0-A-003.00 CO

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $161,500.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Leslie McCallum
Affiant

Sworn to and subscribed before me, a Notary Public, this 3rd day of January, 2017.

Suzanne Thomas
Notary Public

SUZANNE THOMAS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
March 18, 2019
COUNTY OF RUTHERFORD

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