NEW OWNER:

SCOTT RAMMINGER
218 IMPERIAL DRIVE
NASHVILLE, TN 37210

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 Castle Heights Ave. North
Lebanon, TN 37087

FILE NO: 17-0058

Map 106
Group 14
Parcel 145.00

Space for Recorder's stamp

BILL GARRETT, Davidson County
Trans:T20170006399 DEEDWARR
Recvd: 01/23/17 14:04 3 pgs
Fees:18.00 Taxes:662.30
20170123-0007202

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Seventy-Nine Thousand and 00/100 Dollars ($179,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **ROGER W. KELLAM, SUCCESSOR TRUSTEE OF THE ELISE B. KELLAM TRUST, DATED APRIL 21, 1998** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **SCOTT RAMMINGER**, ("Grantee"), his heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee, and being known and designated as all of Lot No. 37 on the Plan of Sharpe Park, of record in Book 2330, Page 105, in Register's Office for Davidson County, Tennessee. Said Lot No. 37 fronts 150 feet on the northerly side of Imperial Drive and runs back between line, 173.7 feet on the easterly line, and 237.5 feet on the westerly line to a dead line in the rear which is a broken line measuring 166.5 feet thereon.

Being the same property conveyed to ELISE B. KELLAM, Trustee, of the ELISE B. KELLAM TRUST dated April 21, 1998 by Quitclaim Deed from Elise B. Kellam, a/k/a Julia B. Kellam, dated April 21, 1998, and of record in Book 10922, Page 520, Register's Office for DAVIDSON County, Tennessee. Also being the same property conveyed to Edward D. Kellam, deceased as of October 18, 1997 and wife, Julia B. Kellam, a/k/a Elise B. Kellam from Brentwood Homes, Inc., of record in Book 2651, Page 91, Register's Office for Davidson County, Tennessee. Edward D. Kellam and Julia B. Kellam a/k/a Elise B. Kellam remained married,

without intervening divorce or legal separation from the time of acquisition of property herein until the death of Edward D. Kellam; therefore, Julia B. Kellam a/k/a Elise B. Kellam is the surviving tenant by the entirety to the property herein.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY more commonly known as 218 IMPERIAL DRIVE, NASHVILLE, TN 37210.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 2330, Page 105, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 19th day of January, 2017.

THE ELISE B. KELLAM TRUST, DATED APRIL 21, 1998

Roger W Kellam

ROGER W. KELLAM, SUCCESSOR TRUSTEE

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **ROGER W. KELLAM, Successor Trustee**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 19th day of January, 2017.

NOTARY PUBLIC

My commission expires: 2/11/19

JO ANN AULDS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is **$179,000.00**.

AFFIANT

Sworn to and subscribed to before me this 19th day of January, 2017.

NOTARY PUBLIC

My commission expires: 2/11/19

JO ANN AULDS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY