BILL GARRETT, Davidson County
Trans:T20170026213 DEEDWARR
Recvd: 03/29/17 08:47 2 pgs
Fees:13.00 Taxes:617.90
20170329-0030282

THIS INSTRUMENT PREPARED BY:
HAYNES, FREEMAN & BRACEY, PLC
140 North Main Street
P. O. Box 527
Goodlettsville, Tennessee 37070

# WARRANTY DEED

| Address New Owner(s): | Send Tax Bills To: | Map- Parcel No. |
|---|---|---|
| Dano Ramovich, a single person &<br>Emil Ramovich, a married man<br>222 Fesslers Lane<br>Nashville, Tennessee 37210 | Same | 95-9-27 |

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged, **VIRGLE ROBERT ROSE, SR. and wife, DARLENE ROSE**, have this day bargained and sold, and do hereby transfer and convey unto the said **DANO RAMOVICH, a single person, and EMIL RAMOVICH, a married man, equal tenants in common with rights of survivorship**, their successors, heirs, and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 6, as shown on the map entitled W.E. Quin, Jr's., Lebanon Road Subdivision, of record in Plat Book 1424, page 111, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Virgle Robert Rose, Sr. and wife, Darlene Rose, by Quitclaim deed from Virgil Robert Rose, Sr., Executor of Estate of Alta Lou Rose Avrit, of record as Instrument No. 20150220-0014769, dated February 20, 2015, said Register's Office.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON) The actual consideration or value whichever is greater, for this transfer is $167,000.00.
Subscribed and sworn to before me,
this 28 of March, 2017.
My Commission Expires: 12/23/2020

Affiant

Notary Public

RUSSELL E. FREEMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

This is improved property known as 131 Quinn Circle, Nashville, Tennessee 37210.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees, their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

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.

Witness our hands this 28 day of March, 2017.

Virgle Robert Rose Sr.

**VIRGLE ROBERT ROSE, SR.**

Darlene Rose

**DARLENE ROSE**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Russell E. Freeman, a Notary Public in and for said County and State, **VIRGLE ROBERT ROSE, SR. and wife, DARLENE ROSE,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 28 day of March, 2017.

NOTARY PUBLIC

My Commission Expires: 12/23/2020

RUSSELL E. FREEMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY