THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203A
Nashville, TN 37215

CRT File No. 170712564

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # CRT - 38464

DOROTHY E. WELCH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $899,000.00.

Affiant

Subscribed and sworn to before me, this 31st day of July, 2017.

Dorothy E. Welch
Notary Public
My Commission Expires: 4-13-19

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Randall Ratliff 1476 Clairmont Place Nashville TN 37215	New Owner	Tax Parcel ID No. 117-12-0-083.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Carole J. Delozier, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Randall O. Ratliff, an unmarried man**, ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County Tennessee, being part of Lot No. 1 of Block A on the Plan of Galecrest No. 2 as of record in Book 843, Page 30, Registers Office for said County, described according to a copy of a survey thereof made by W. B. Southgate, Surveyor, June 29, 1937, as follows:

Beginning at the Southwest intersection of Clairmont Avenue and Woodmont Avenue, being the Northeast corner of Lot No. 1; thence Westwardly with the Southerly margin of Woodmont Avenue, 109 feet to the Northeast corner of the land conveyed to Charles L. Rath b u r n and wife, by deed from M. G. Horkins, Trustee, of record in Book 1031. Page 94, said Registers Office; thence with Rathbu rn s Easterly line, Southwestwardly 119 feet 6 inches to a point 5 feet East of the line between Lots 1 and 2, being Rathburn's Southeast corner; thence Southeastwardly 131 feet to a point on the Westerly margin of Clairmont Avenue; thence with the margin of the same, Northeastward l y 162 feet to the beginning.

Being the same property conveyed to CAROLE J. DELOZIER, by deed from KENNETH W. RUSSELL and SUSAN GARNER RUSSELL, husband and wife, of record in Instrument No. 20151030-0110855, dated October 29, 2015, said Register's Office.

Said property was never the marital residence of Grantor.

Together with beneficial easement for fence as contained in Grant of Appurtenant Easement of record in Instrument No. 20000314-0025954, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2017 and subsequent years for Map-Par. 117-12-0-083.00.

BILL GARRETT, Davidson County
Trans:T20170066547 DEEDWARR
Recvd: 08/02/17 14:45 2 pgs
Fees:13.00 Taxes:3326.30
20170802-0078801

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.
Matters shown on the Plan of record in Plat Book 843, pag3 30, said Register's Office.

Grant of Appurtenant Easement of record in Instrument No. 20000314-0025954, said Register's Office.

This is improved property located at 1476 Clairmont Place Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 31st day of July, 2017.

Carole J. Delozier

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Carole J. Delozier, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of July, 2017.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018