Bill Garrett Davidson County
Batch# 4921 DEEDWARR
09/26/2017 11:35:30 AM 2 pgs
Fees: $13.00 Taxes: $887.63
20170926-0098431

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Debra Craig
728 Sweetwater Circle
Old Hickory, TN 37138

MORTGAGEE
Debra Craig
728 Sweetwater Circle
Old Hickory, TN
37138

SEND TAX BILLS
Mortgagee

MAP-PARCEL:
064 15 0A 015.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Autumn Blackburn, now known as Autumn Blackburn Ramsey and Brett Ramsey, wife and husband,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Debra J. Craig, an unmarried woman and Michael Greer, an unmarried man, as joint tenants with right of survivorship,** 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. 46 on the plan of Revision One Section One Plantation Walk, of record in Plat Book 7900, Page 697, with Surveyor's Certificate of Correction in Book 9432, Page 449, Register's Office Davidson County, Tennessee.

Being the same property conveyed to Autumn Blackburn by deed from Todd A. Hogan and wife, Suzanne P. Hogan, dated October 30, 2007 of record in Instrument No. 200711010128795, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Book 9231, Page 723; Easement for Sanitary Sewers and/or Storm Drainage in Book 11125, Page 430 and Declaration of Easement in Book 11125, Page 230; PUD Boundary Plat in Book 7900, Page 625; Charter of Plantation Walk HOA in Book 9315, Page 723; Stormwater Detention Agreement in Book 9356, Page 959 and Book 9782, Page 720; easements, covenants conditions and all matters and notes as shown on the plan of record in Plat Book 7900, Page 697, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the grantee.

This is improved property known as 728 Sweetwater Circle Old Hickory, TN 37138.

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.

Witness our hands this 21st day of September, 2017.

Autumn Blackburn Ramsey

Brett Ramsey

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Autumn Blackburn Ramsey and Brett Ramsey, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 21st day of September, 2017.

DEAN ROBINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

NOTARY PUBLIC

My Commission Expires: 1.7.20

STATE OF Tennessee
COUNTY OF Wilson

The actual consideration or value, whichever is greater for this transfer is ~~$244,000.00~~ $239,900.00

AFFIANT

Subscribed and sworn to before me this 21st day of September, 2017.

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018

NOTARY PUBLIC

My Commission Expires: