WARRANTY DEED

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

P-PR-17-1031

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF OCTOBER, 2017.

Megan Paulus
Notary Public

MY COMMISSION EXPIRES: 8/20/19
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
John Parkhurst	**Guaranteed Rate, Inc.**	
(NAME)	(NAME)	
1031 Seymour Ave	**3940 N. Ravenswood Avenue**	**83-5-12.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	**Chicago, IL 60613**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **PAUL E. RAMSEY, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOHN PARKHURST, MARRIED,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 34 on the unrecorded Subdivision of Lot No. 6 of the John Hobson Property, which Subdivision is of record in Minute Book "L", Page 363, Circuit Court of Davidson County, Tennessee, and further described according to a survey made by Campbell Surveying Co., Inc., dated December 18, 1990, as follows:

Beginning at a point in the northerly margin of Seymour Avenue, 575 feet west of the northwest intersection of said Avenue and Gallatin Pike; thence with the northerly margin of Seymour Avenue westwardly 57.7 feet to the line between Lot Nos. 32 and 34; thence with the said line northwardly 158 feet, more or less, to the southerly margin of an alley; thence with the margin of said alley eastwardly 57.7 feet to the line between Lot Nos. 34 and 36; thence with the line between said lots southwardly 158 feet to the point of beginning.

Being the same property conveyed to Paul E. Ramsey, unmarried, by Warranty Deed from Sarah E. Layne, unmarried, recorded May 1, 2009 in Instrument No. 20090501-0039562, Register's Office for Davidson County, Tennessee.

Grantor's spouse joins in the execution of this Deed for the purpose of conveying any and all interest, marital or otherwise, that she may have in said property.

This conveyance is subject to:

- All matters shown on Plan of record in Minute Book "L", Page 363, Circuit Court for Davidson County, Tennessee; and
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1031 Seymour Ave, Nashville, Tennessee 37206**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Bill Garrett Davidson County
Batch# 8866 **DEEDWARR**
10/05/2017 10:59:18 AM 2 pgs
Fees: $13.00 Taxes: $1,258.00

Witness my/our hand(s) this the 3rd DAY OF OCTOBER, 2017.

Paul E. Ramsey

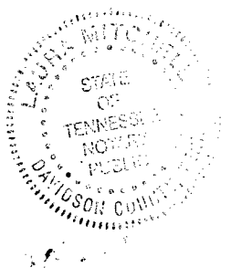
Amy L. Ramsey

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PAUL E. RAMSEY and AMY L. RAMSEY, the within named bargainor, 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 the 3rd of October, 2017.

Notary Public
My Commission Expires: 3/6/18
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212