WARRANTY DEED

Bill Garrett Davidson County
Batch# 38002 DEEDWARR
12/18/2017 09:10:20 AM 2 pgs
Fees: $13.00 Taxes: $1,452.25

20171218-0128312

P-FC-17-4752

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $392,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF DECEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES: 2/6/2020 (AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07/06/2020

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)
Donald Russell and Karen Russell	**New Owner**	
(NAME)	(NAME)	
4752 Potomac Lane		**171-03-0A-096.00-CO**
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JIMMY D. RAMSEY AND WIFE, KAREN S. RAMSEY,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **DONALD RUSSELL AND KAREN RUSSELL, HUSBAND AND WIFE,** hereinafter called the Grantees, 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. 199 on the Plan of Section Four, Fredericksburg of record in Plat Book 7900, Page 509, and Book 7900, Page 749, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jimmy D. Ramsey and wife, Karen S. Ramsey by Warranty deed from Radnor Homes, Inc. of record in Book 9836, page 903, Register's Office for Davidson County, Tennessee, dated October 20, 1995 and recorded on October 24, 1995.

This conveyance is subject to:

- Taxes for the year 2017, a lien due and payable, but not delinquent.
- All matters shown on the P.U.D. Boundary Plan of record in Plat Book 7900, Page 509, Register's Office for Davidson County, Tennessee.
- All matters shown on the Plan of record in Plat Book 7900, Page 749, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions for Fredericksburg Homeowners Association, Inc., of record in Book 8920, Page 65; Book 9500, page 393; Book 9860, page 840, Book 7798, Page 843, and Book 10694, page 541, Register's Office for Davidson County, Tennessee.
- By-Laws of Fredericksburg Homeowners Association, Inc., record in Book 8920, Page 45, as amended in Book 10694, page 539, in the Register's Office for Davidson County, Tennessee.
- Charter of Fredericksburg Homeowner's Association, Inc. of record in Book 8920, Page 40, in the Register's Office for Davidson County, Tennessee.
- Easement for Sanitary Sewers and/or Storm Drains of record in Book 7993, Page 269, in the Register's Office for Davidson County, Tennessee.
- Easement to State of Tennessee of record in Book 7851, Page 712, in the Register's Office for Davidson County, Tennessee.
- Easements of record in Book 9607, page 431; and Book 10623, page 831, in the Register's Office for Davidson County, Tennessee.
- Amenities Area of Fredericksburg Homeowner's Association of record in Book 9443, Page 538 and Plat Book 7900, page 807, in the Register's Office for Davidson County, Tennessee.
- Conveyance or water main to Metro of record in Book 9698, page 81, in the Register's Office for Davidson County, Tennessee.
- Conveyance of sanitary sewer to Metro of record in Book 9698, page 124, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4752 Potomac Lane, Brentwood, Tennessee 37027**.

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.

Witness our hands this the 14th DAY OF DECEMBER, 2017.

Jimmy D. Ramsey

Karen S. Ramsey

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JIMMY D. 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14th of December, 2017.

Notary Public

My Commission Expires: 8/20/19
(SEAL)

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KAREN S. 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 she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14th of December, 2017.

Notary Public

My Commission Expires: 8/20/19
(SEAL)

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

RETURN TO:
Rudy Title and Escrow, LLC
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Nashville, TN 37212