THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 180315536** Bill Garrett Davidson County Batch# 94049 **DEEDWARR** 05/18/2018 09:33:56 AM 2 pgs Fees: $13.00 Taxes: $1,369.00 20180518-0047675	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $370,000.00. Affiant Subscribed and sworn to before me, this 15th day of May, 2018. Notary Public My Commission Expires:

JONATHAN B. HARRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR. 10, 2019

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Steven Mack Ramsey 4921 Darlington Drive Nashville TN 37211	New Owner	Tax Parcel ID No. 147-06-0-156.00

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, **Kyle Willis and Martha Ray Willis, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Steven Mack Ramsey, unmarried**, ("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 Lot(s) 97, as shown on the map entitled Caldwell Country Estates Section Two, of record in Plat Book 2663, page 128, 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 KYLE WILLIS and wife, MARTHA RAY WILLIS, by deed from TRACEY JOHNSON ALDERDICE and husband, JIMMY LYNN ALDERDICE, JR., of record in Instrument No. 20120330-0026888, dated March 28, 2012, 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 2018 and subsequent years for Map-Par. 147-06-0-156.00.

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 2663, page 128, said Register's Office.

This is improved property located at 4921 Darlington Drive Nashville TN 37211

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 15th day of May, 2018.

Kyle Willis

Martha Ray Willis

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Kyle Willis and Martha Ray Willis, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of May, 2018.

Notary Public

My Commission Expires:

JONATHAN C. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 10, 2019