Bill Garrett Davidson County
Batch# 103341 DEEDWARR
06/12/2018 10:54:48 AM 2 pgs
Fees: $13.00 Taxes: $1,998.00
20180612-0056311

THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bradley T. Bald, Esq. **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203** JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 03-15-2020	The actual consideration or value, whichever is greater, for this transfer is: $540,000.00 Affiant Subscribed and sworn to before me, this 11th day of June, 2018. Notary Public My Commission Expires: 3-15-2020

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Tax Information:
Kelly Ramsey and Jeff B. Ramsey 6544 Rolling Fork Dr Nashville, TN 37205	Provident Funding Assoc. 1235 North Dutton Ave #F Santa Rosa, CA 95401	Tax Parcel ID No. 129-01-0-054.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **BRIAN F. NECAISE AND WIFE, JESSICA A. NECAISE,** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **KELLY RAMSEY AND JEFF B. RAMSEY, WIFE AND HUSBAND,** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, State of Tennessee, Being Lot No. 880, on the Plan of West Meade Farms, Inc., Section 11 as of record in Book 2331, Page 103, Register's Office for said County. Said Lot No. 880 fronts 150 feet on the Northwesterly side of Rolling Fork Drive and runs back 725 feet on the Northeasterly line and 690 feet on the Southwesterly line to a dead line in the rear, on which it measures 147.2 feet.

Being the same property conveyed to Brian F. Necaise and wife, Jessica A. Necaise by Warranty Deed from Curtis J. Navatta and Amanda Smith, as joint tenants with rights of survivorship, recorded on the 2nd day of January, 2014 in Instrument No. 20140102-0000241, in the Register's Office of Davidson County, Tennessee.

This is Improved property commonly known as: **6544 Rolling Fork Dr, Nashville, TN 37205**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

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

And Grantors covenant that they have lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantors further covenants and binds themselves, their successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their 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, Grantors have executed this instrument on this 7th day of June 2018.

BRIAN F. NECAISE

JESSICA A. NECAISE

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **BRIAN F. NECAISE and JESSICA A. NECAISE**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 7th day of June, 2018.



Notary Public
My Commission Expires: 11/3/2020