PLEASE RETURN TO:
WARRANTY TITLE INSURANCE COMPANY
2401 MEMORIAL BLVD
SPRINGFIELD, TN 37172

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203

File Number: 1-18-2956

Karen Y Johnson Davidson County
Batch# 169943 **DEEDWARR**
12/04/2018 12:40:47 PM 3 pgs
Fees: $18.00 Taxes: $1,147.00

20181204-0118250

STATE OF TENNESSEE
COUNTY OF ROBERTSON

The actual consideration or value, whichever is greater, for this transfer is $310,000.00

Affiant

Subscribed and sworn to before me, this the 30th day of November, 2018

Notary Public
My Commission Expires: _____

MARY ANNE BALLEW
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Comm. Expires 01-29-2020

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Ryan Lee Ramming 2417 Carter Avenue Nashville, TN 37206	Angel Oak Mortgage Solutions 3060 Peachtree Rd NW Suite 500B Atlanta GA 30305	083-04-0-064.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Lennie C. Belcher, unmarried,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Ryan Lee Ramming, unmarried man,** hereinafter called the Grantee(s), his 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. 56 on the Plan of Rosebank Park of record in Plat Book 1835, Page 26, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Said Lot No. 56, which is a corner lot, fronts 115 feet on the northerly margin of Carter Street, now Carter Avenue, and fronts 86.22 feet on the westerly margin of Solon Drive, said frontages being joined by a curve having a length of 31.42 feet, and extends back 125 feet on the westerly line and 139.8 feet on the northerly line to a point of intersection.

Being the same property conveyed to Lennie C. Belcher by Quitclaim Deed from Merlin H. Belcher, recorded May 14, 2003, in Instrument No. 20030514-0065758 Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Merlin H. Belcher and wife, Lennie C. Belcher by Warranty Deed from Ruby S. Alexander, unmarried, recorded on April 28, 1988 in Book 7528, page 918, Register's Office for Davidson County, Tennessee, and rerecorded in Book 7661, Page 768.

This Instrument executed on behalf of Lennie C. Belcher by Melvin Belcher pursuant to the Power of Attorney of record in Instrument Number 20181204-0118249, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as Exhibit "A" to this instrument and incorporated herein by reference.

This is ☒ improved or ☐ unimproved property located at: **2417 Carter Avenue, Nashville, TN 37206.**

This conveyance is made subject to 1) Property taxes for the year 2019, a lien not yet due and payable. The 2018 property taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of

record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number 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 30th day of November, 2018.

Lennie C. Belcher by Melvin Belcher, Attorney-In-Fact

Lennie C. Belcher by Melvin Belcher, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Melvin Belcher, the within named bargainor(s), with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of Lennie C. Belcher, as Attorney-in-Fact and as the free Act and Deed of the said Principal.

WITNESS my hand and seal at office this 30th day of November, 2018.

Carrie Callahan

Notary Public
My Commission expires: 3/8/2021



EXHIBIT "A"
TO Warranty Deed
From: Lennie C. Belcher
To: Ryan Lee Ramming

STATE OF TENNESSEE
COUNTY OF SUMNER

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as Attorney in Fact for the Principal(s) thereon shown.

2. That this execution is proper and within the scope of the Power of Attorney referenced in the instrument.

3. Pursuant to the provisions of Tennessee Code Annotated, Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said documents the Affiant had no knowledge or notice of the termination of the Power-of-Attorney, either by revocation or by the principal's death, disability, or capacity.

Further the Affiant Saith not.

Melinda Wilkes
Affiant

WITNESS my hand and seal at office this 30th day of November, 2018.

Carrie Callahan
Notary Public
My Commission Expires: 3/8/2021

