WARRANTY DEED

Karen Johnson Davidson County
Batch# 193439 DEEDWARR
02/08/2019 03:08:30 PM 3 pgs
Fees: $18.00 Taxes: $651.20
20190208-0012360

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $176,000.00

Karen Mantiger
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF FEBRUARY, 2019.

Notary Public

MY COMMISSION EXPIRES: March 18, 2019

(AFFIX SEAL)

CHRISTOPHER R. JACKSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Clyde L. Ramey	Clyde L. Ramey	128-13-0A-346.00
(NAME)	(NAME)	
8166 Poplar Creek Road	8166 Poplar Creek Road	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Nashville, TN 37221	
(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 considerations, the receipt of which is hereby acknowledged, I/we **Jay Lockhart and Melissa Lockhart, husband and wife,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Clyde L. Ramey and Patsy J. Ramey, husband and wife,** hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Situated in Davidson County, Tennessee, being Unit No. 346, on the plan of WESTFIELD CONDOMINIUMS, established by Master Deed of record in Book 6678, Page 771; amended in Book 6736, Page 110; Book 6801, Page 962; and with plan shown as an Exhibit in Book 6831, Page 982 and Book 7271, Page 256, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Jay Lockhart and wife, Melissa Lockhart by Warranty Deed dated 09/12/2014 from Joseph Rector and wife, Amy Rector of record in Instrument 201409160084795, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) All matters as set forth per the boundary plat of record in Plat Book 6250, Page 748, (2) Master Deed of record in Book 6678, Page 771, said Register's Office. Said Master Deed was amended of record in Book 6736, Page 110, Book 6801, Page 962, Book 6831, Page 982 and Book 7271, Page 256, (3) Easement, Right, and Right of Way of record in Book 4851, Page 918, (4) Grant of Easement for Sewer Line of record in Book 6551, Page 981, (5) Easements and restrictions of record in Book 6551, Page 988, (6) Agreement for Dedication of Public Utilities Easement of record in Book 7803, Page 694, (7) Grant of Easement of record in Instrument 201511300120253, and (8) Charter of the Owners Association of record in Book 6746, Page 677, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 346 Westfield Drive, Unit 346, Nashville, TN 37221

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), his/her/their 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), his/her/their 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.

Effective the 8th day of February, 2019.

Jay Lockhart

Melissa Lockhart

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jay Lockhart and Melissa Lockhart, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 8th day of February, 2019.

Notary Public

My Commission Expires: March 18, 2019

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

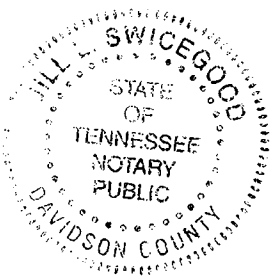
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

(SEAL) 

Notary Public

My Commission Expires: July 9, 2022

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