THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 190219479

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $27,500.00

Affiant

Subscribed and sworn to before me, this 7th day of March, 2019.

Notary Public
My Commission Expires: _____

VIRGINIA ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 8 2021

Karen Johnson Davidson County
Batch# 204333 DEEDWARR
03/11/2019 10:51:57 AM 2 pgs
Fees: $13.00 Taxes: $101.75
20190311-0021883

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Mike Olson 8640 Old Charlotte Pike Pegram, TN 37143	New Owner	Tax Parcel ID No. 112-057.00

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, **Leena George and George J. Ramapurath, wife and husband** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Mike Olson, married**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land located in Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an iron pin in the Easterly boundary of Old Charlotte Pike, said pin being 720 feet, more or less, in a Southerly direction from the intersection of Old Charlotte Pike with Manning Hollow Road; thence South 54 degrees 23'14" East 205.49 feet to an iron pin; thence North 46 degrees 17'52" East 103.02 feet to an iron pin; thence South 61 degrees 55'45" East, 18.72 feet to a fence post; thence South 62 degrees 07'25" East 279.88 feet to a fence intersection; thence South 61 degrees 43'01" West, 254.65 feet to another fence intersection; thence North 54 degrees 04'29", 395.83 feet to a point in the Easterly boundary of Old Charlotte Pike; thence following said Easterly boundary in a Northerly direction following a curve with a radius of 482.09 feet a distance of 86.19 feet to the point of beginning said tract containing 1.57 acres, more or less, as described in a boundary survey performed by Southern Land & Associates, Tennessee Registered Land Surveyor No. 1107, dated 11/06/1979.

Being the same property conveyed to Leena George and George J. Ramapurath, wife and husband by Warranty deed from Linda Bradford, and unmarried woman and Jennifer R. Stewart, a single person of record in Instrument No. 20161208-0128788 Register's Office for Davidson County, Tennessee, dated 12/07/2016 and recorded on 12/08/2016.

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.

Taxes for the year 2019, a lien not yet due and payable.

Subject to the flow of any creeks, streams, or branches across subject property.

This is unimproved property located at 8649 Old Charlotte Pike Pegram TN 37143

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 7th day of March, 2019.

Leena George

George J. Ramapurath

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Leena George and George J. Ramapurath, 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 7th day of March, 2019.

Notary Public

My Commission Expires: 01/17/21

