

STATE OF TN }
COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $625,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 26th DAY OF March, 2019.

NOTARY PUBLIC

My Commission expires:

Prepared by:
L. Broner McCoy
Attorney at Law
102 North Main Street
Ashland City, TN 37015
File: 19020001

Address of New Owner
Chestnut Infill, GP
1745 Gray Lane
Hopkinsville, KY 42240

Send Tax Bills To:
Same

Tax Information:
131-05-0-037.00

Karen Johnson Davidson County
Batch# 213736 DEEDWARR
04/03/2019 04:05:27 PM 2 pgs
Fees: $13.00 Taxes: $2,312.50

20190403-0030594

Warranty Deed

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 and sufficiency of all of which are hereby acknowledged, **Ruth W. Ramsay,** hereinafter called the **Grantor(s)**, have/has bargained and sold, and by these presents do transfer and convey unto **Chestnut Infill, GP, a Tennessee General Partnership,** hereinafter called the **Grantee(s)**, its successors and/or assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of the Re-subdivision of a portion of Lots 11 & 12, Larkway Gardens, of record in Book 8250, Page 173, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to W. Knox Ramsay and wife, Ruth W. Ramsay, by Warranty Deed from Raymond Edgar Biddle and wife, Virginia Key Biddle, dated 04/24/1968 and recorded on 04/25/1968 in Book 4230, Page 234, Register's Office for Davidson County, Tennessee. The said W. Knox Ramsay, aka Wesley Knox Ramsay, having since died on or about July 25, 2008, leaving Ruth W. Ramsay the surviving tenant by the entirety.

**Ruth W. Ramsay and Ruth Wilson Ramsay are one and the same person.

This is property generally located:
3607 Trimble Road, Nashville, TN 37215

SUBJECT TO THE FOLLOWING:

1. 2019 Taxes have been prorated and have been assumed by and are the responsibility of Grantee.
2. Matters shown on the Plan of record in Book 8250, Page 173, said Register's Office.
3. Restrictive Covenants contained in instrument of record in Book 2046, Page 410, said Register's Office.

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) its successors and/or assigns, forever. I/We do covenant with said Grantee(s) that I/We are/am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. I/We further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the Grantee(s), its successors and/or assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 19-19-3607A

shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, **Ruth W. Ramsay** has/have caused this instrument to be executed, this the 26 day of March, 2019.

Ruth W Ramsay by

John Jordan Ramsay AIF

Ruth W. Ramsay
By: John Jordan Ramsay, Atty-in-fact
Record Book _____, Page _____

*SEE AFFIDAVIT OF RECORD IN NO. 20190326-0027226 FOR POWER OF ATTORNEY

STATE OF TENNESSEE
COUNTY OF Wilson

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **John Jordan Ramsay**, Attorney-in-fact, acting on behalf of Ruth W. Ramsay, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument in behalf of Ruth W. Ramsay, and who acknowledged that he executed the same as the free act and deed of Ruth W. Ramsay.

This the 26 day of March, 2019.

My commission Expires: 8/27/22

NOTARY PUBLIC

LEWIS BRONER MCCOY
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY