WARRANTY DEED

Karen Johnson Davidson County
Batch# 225404 **DEEDWARR**
05/03/2019 09:16:18 AM 2 pgs
Fees: $13.00 Taxes: $851.00

20190503-0041412

JM-RMX-19-5729

FRANCES WYMONETT ROSE STATE OF TENNESSEE NOTARY PUBLIC DICKSON COUNTY My Commission Expires 12-22-22

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DICKSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF APRIL, 2019.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Corey Ramsey and Mary Ashley Arendsee	**NEW OWNER**	
(NAME) **5729 Brentwood Meadows Circle**	(NAME)	**161-09-0-084.00**
(ADDRESS) **Brentwood, TN 37027**	(ADDRESS)	
(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 consideration, the receipt of which is hereby acknowledged, **JUDY BASS, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **COREY RAMSEY AND WIFE, MARY ASHLEY ARENDSEE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **WILLIAMSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 37-A on the Plan of Zone Lot Division, Lot 37, Section Two, Brentwood Meadows, of record in Plat Book 6250, Page 641, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Judy Bass by Warranty Deed from D. Bryan Bowen, married, of record in Instrument No. 20050518-0055908, Register's Office for Davidson County, Tennessee, dated October 29, 2004 and recorded on May 18, 2005.

This conveyance is subject to:
- Taxes for the year 2019 and subsequent years.
- Plan of record in Plat Book 5200, Page 782, as amended in Plat Book 6250, Page 641, Register's Office for Davidson County, Tennessee.
- Restrictions and Notes set out in ZLD Plat of record in Book 6250, Page 641, Register's Office for Davidson County, Tennessee.
- Transmission Line Easement of record in Book 1163, Page 96 and Book 2448, Page 622, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **5729 Brentwood Meadows Circle, Brentwood, Tennessee 37027**.

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), their heirs and 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), their heirs and 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.

Witness my/our hand(s) this the 29th DAY OF APRIL, 2019.

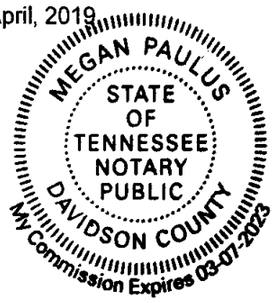
Judy Bass

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JUDY BASS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th of April, 2019.

Megan Paulus
Notary Public
My Commission Expires: 3/7/23
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212