THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 190520775** Karen Johnson Davidson County Batch# 245899 **DEEDWARR** 06/20/2019 09:03:03 AM 2 pgs Fees: $13.00 Taxes: $2,462.35 20190620-0059378	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $665,500.00. Affiant Subscribed and sworn to before me, this19th day of June, 2019. Notary Public My Commission Expires: WILLIAM T CHAPMAN IV STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY COMMISSION EXPIRES JULY 09, 2022

WARRANTY DEED

Address New Owner: Garrett C. Ramsey and Laura K. Proffitt 1830 Primrose Avenue Nashville TN 37212	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 117-04-0-339.00

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, **Patrick Raisor, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Garrett C. Ramsey and Laura K. Proffitt, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 8 , Block "A", as shown on the map entitled Belmont Terrace Annex No. 4, of record in Plat Book 974, page 97, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to PATRICK RAISOR, by deed from CHRISTIAN HENRY SHELTON, of record in Instrument No. 20161208-0128881, dated December 7, 2016, said Register's Office.

Nicole Kaylyn Raisor joins in this instrument for the purpose of conveying any and all interest in said property, marital or otherwise.

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.

General or special taxes and assessments required to be paid in the year 2019 and subsequent years for Map-Par. 117-04-0-339.00.

Matters shown on the Plan of record in Plat Book 974, page 97, said Register's Office.

Restrictive Covenants contained in instrument of record in Book 1174, page 492 and Book 1191, page 223, said Register's Office.

This is improved property located at 1830 Primrose Avenue Nashville TN 37212

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 19th day of June, 2019.

Patrick Raisor

Nicole Kaylyn Raisor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Patrick Raisor and Nicole Kaylyn Raisor, 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 19th day of June, 2019.

Notary Public

My Commission Expires: _____

