Record & Return to

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-19-4771

Karen Johnson Davidson County
Batch# 271418 DEEDWARR
08/14/2019 11:04:30 AM 3 pgs
Fees: $18.00 Taxes: $1,424.50
20190814-0081209

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $385,000.00

Affiant

Subscribed and sworn to before me, this the 13th day of August, 2019

Notary Public
My Commission Expires: 9-24-22

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Richard Neal Ramsey and Jennifer McKibbin Ramsey 1421 Peppermint Lane Nolensville, TN 37135	Franklin Synergy Bank 722 Columbia Avenue Franklin, TN 37064	115-06-0-100

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), 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, **Paul Joseph Higgins, an unmarried man**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Richard Neal Ramsey and Jennifer McKibbin Ramsey, husband and wife**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being al Lot No. 9, Section Six, West Meade Estates, according to survey and plat of same appearing of record in Book 3300, page 76, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 9, which is a corner lot, fronts 170 feet on the northerly margin of Davidson Drive and fronts 155 feet on the easterly margin of Clematis Drive, said frontages being joined by a curve having a length of 39.27 feet, and extends back 230.8 feet on the northerly line and 246.0 feet on the easterly line to a point of intersection.

Being the same property conveyed to Paul Joseph Higgins and wife, Barbara Young Higgins by Warranty Deed from John M. Crabtree and Helen R. Crabtree, dated June 27, 1984, recorded June 28, 1984, of record in Book 6327, page 245, Register's Office for Davidson County, Tennessee. Barbara Young Higgins having since died on 12/03/2016 leaving Paul Joseph Higgins as surviving tenant by the entirety .

This is ☒ improved or ☐ unimproved property located at: **826 Davidson Drive, Nashville, TN 37205.**

This conveyance is made subject to 1) Property taxes for the year 2019 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said

taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number 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 13th day of August, 2019.

GRANTOR:

Paul Joseph Higgins

STATE OF ~~TENNESSEE~~
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Paul Joseph Higgins, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 13th day of August, 2019.

Notary Public
My Commission expires: 9-24-22

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

201908140081209

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-21-20

