32166-5 Box 14

WARRANTY DEED

Karen Johnson Davidson County
Batch# 284558 DEEDWARR
09/12/2019 08:44:39 AM 2 pgs
Fees: $13.00 Taxes: $999.00

20190912-0092283

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$270,000.00.**

Affiant

Subscribed and sworn to before me, this the 9th day of September, 2019.

Notary Public

My commission expires: 9/7/20
(AFFIX SEAL)

JEFFREY LEE BROTHERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Thomas L. Romsey and Ryan T. Romsey	**JP Morgan Chase Bank, N.A.**	**057-00-0-020.00**
5402 Old Hickory Blvd	**3415 Vision Dr**	
Ashland City, TN 37015	**Columbus, OH 43219-6009**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Carla Beals, a married woman

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Thomas L. Romsey, an unmarried man, as to an undivided 50% share and Ryan T. Romsey, a married man, as to an undivided 50% share, as joint tenants with right of survivorship

HEREINAFTER CALLED THE GRANTEES, 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, commencing at a sycamore tree in Sulpher Creek to B.F. Young's Northwest corner in said Sulpher Creek; thence, with his North line East 43-1/2 poles to a pin oak and sourwood on the top of the ridge; thence, North 53-1/2° East 24-1/2 poles to an elm; thence, North 84° East 24 poles to an ash and hickory; thence, South 75° East 16-1/6 poles to a hickory; thence, South 43-1/2° East 16 poles to two small hickory trees; thence, North 32-1/2 poles; thence, West 114 poles to the center of Sulpher Creek; thence, down the center of Sulpher Creek to the place of BEGINNING, containing 20.00 acres, more or less.

BEING the same property conveyed to Carla Beals, by Deed dated July 28, 2017 from Loran Michael Shallenberger and wife, Emily Kathryn Mitchell, of record in Instrument No. 20170731-0077300, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

(1) The flow of Sulpher Creek.

(2) Taxes for the current year, which have been prorated and assumed by Grantee(s) herein and subsequent years not yet due and payable.

This is improved property, known as **5402 Old Hickory Blvd, Ashland City, TN 37015**

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 that I am 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 I do further covenant and bind myself, my 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. 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 **9th** day of **September, 2019.**

Carla Beals

Carla Beals

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, **Carla Beals,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **9th** day of **September, 2019.**

Jeffrey Lee Brothers

Notary Public

JEFFREY LEE BROTHERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/1/20