WARRANTY DEED

Karen Johnson Davidson County
Batch# 324881 DEEDWARR
12/04/2019 02:49:03 PM 2 pgs
Fees: $13.00 Taxes: $1,332.00

20191204-0125205

Y-VRES-19-00104

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $360,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF DECEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL) STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-05-2021

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)
Ramsey Row, LLC	**New Owner**	
(NAME)	(NAME)	**082-12-0-140.00**
917 Southside Place		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(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, **PATRICIA LOCKETT AKA PATRICIA W. LOCKETT, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RAMSEY ROW, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 72 on the Plan of Neill S. Brown's Addition to East Nashville of record in Plat Book 57, Page 50, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 72 fronts 50 feet on the Westerly side of Myrtle Street and runs back between parallel lines 170 feet to an alley.

Being the same property conveyed to George Lockett and Patricia Lockett by Quitclaim deed from Melanie K. Lockett, Kayla E. Lockett and Milah F. Lockett of record in Instrument No. 20161013-0108564 Register's Office for Davidson County, Tennessee, dated October 10, 2016 and recorded on October 13, 2016. George Lockett having since died on January 8, 2017 leaving Patricia Lockett as sole tenant by the entirety.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 57, Page 50, 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: **104 Myrtle Street, Nashville, Tennessee 37206**.

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 3rd DAY OF DECEMBER, 2019.

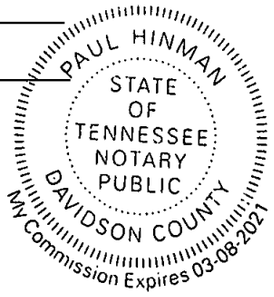
Patricia W. Lockett

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PATRICIA W. LOCKETT, 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 3rd of December, 2019.

Notary Public
My Commission Expires: _____
(SEAL)



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