Box 14

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater is $570,000.00.

Affiant

Subscribed and sworn before me this the 27 day of February, 2020.

Notary Public
My commission expires: 11/8/21

ANDREW T. WOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Karen Johnson Davidson County
Batch# 364858 DEEDWARR
02/28/2020 09:08:46 AM 2 pgs
Fees: $13.00 Taxes: $2,109.00
20200228-0022300

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
John Ramsey, IV and Elizabeth Ramsey	Pinnacle Bank	083-13-0 119.00
1209 Lillian Street	150 3rd Ave. South, Ste. 1000	
Nashville, TN 37206	Nashville, TN 37201	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, SHAWN A. HAWLEY AND CHERYL L. HAWLEY, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to JOHN RAMSEY IV AND ELIZABETH RAMSEY, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being the southerly 103 feet of Lot No. 103 on the Plan of East Edgefield, as of record in Book 21, Page 147, Register's Office for said County.

Said part of Lot No. 103 fronts 50 feet on the northerly side of Lillian Street and runs back between parallel lines 103 feet to a dead line.

Being the same property conveyed to Shawn A. Hawley and wife, Cheryl L. Hawley, by deed from A & C Investments, LLC and Tennessee Regional Holding, LLC, dated 04/04/2013, of record in Instrument No. 20130412-0036562, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1209 Lillian Street, Nashville, TN 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 Grantees, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the ____ day of February, 2020.

Shawn A. Hawley

Cheryl L. Hawley

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Shawn A. Hawley and Cheryl L. Hawley, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 27 day of February, 2020.

My commission expires: 9/18/22

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 18, 2022