WARRANTY DEED

Karen Johnson Davidson County
Batch# 414246 **DEEDWARR**
06/12/2020 03:52:32 PM 2 pgs
Fees: $13.00 Taxes: $1,946.20

20200612-0060523

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $526,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF JUNE, 2020.

Notary Public

MY COMMISSION EXPIRES: 7/6/21
(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Ark Title Group, LLC, 1612 Westgate Circle, STE 115, Brentwood, TN 37027

File No.: TN-20-04204

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
David N. Ramsey	NEW OWNER	
(NAME) 4109 Murphy Avenue	(NAME)	103-08-0-089.00
(ADDRESS) Nashville, TN 37209	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Five Hundred Twenty-Six Thousand And No/100 Dollars ($526,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **CHRISTOPHER D. EASTGATE AND WIFE, JODI CHIPPS EASTGATE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **David N. Ramsey**, 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, being the Northerly part of the Westerly 63 feet of Lot No 350 on the Map of Richland Realty Company's West Lawn Subdivision as of record in Book 421, page 32, Register's Office for Davidson County, Tennessee, to which reference is hereby made.

Said part of Lot No. 350 fronts 63 feet on the Southerly side of Murphy Road and runs back between lines measuring 290.5 feet on the Westerly side and 285 feet on the Easterly side to a line in the rear measuring 63 feet thereon.

Being the same property conveyed to Christopher D. Eastgate and wife, Jodi Chipps Eastgate by Warranty deed from Suzanne M. Chambers, unmarried of record in Instrument No. 20070209-0016999 Register's Office for Davidson County, Tennessee, dated February 8, 2007. and recorded on February 9, 2007..

unimproved ☐
This is improved ☒ property, known as 4109 Murphy Avenue, Nashville, TN 37209
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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.

WITH THE hereditaments and appurtenances thereunto pertaining, hereby releasing any and all claims to homestead and dower therein.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness Christopher D. Eastgate and wife, Jodi Chipps Eastgate this 4th day of JUNE, 2020.

Christopher D. Eastgate

Jodi Chipps Eastgate

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

I, , a Notary Public for the of and State of , do hereby certify that Christopher D. Eastgate personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 4th of June, 2020.

Notary Public

My Commission Expires: 8.4.20

(SEAL)

THOMAS VORHOLT II STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE

COUNTY OF DAVIDSON

I, , a Notary Public for the of and State of , do hereby certify that Jodi Chipps Eastgate personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 4th of June, 2020.

Notary Public

My Commission Expires: 8-4-20

(SEAL)

THOMAS VORHOLT II STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY