THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

Karen Johnson Davidson County
Batch# 433130 **DEEDWARR**
07/08/2020 12:41:34 PM 2 pgs
Fees: $13.00 Taxes: $1,324.60

20200708-0073938

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Tanner J. Pancake and Victoria L. Pancake and James J. Pancake 4921 Darlington Drive Nashville, TN 37211	Regions Bank 2050 Parkway Office Cir. RCN6 MC: ALBH40602B Birmingham AL 35244	147-06-0-156

For and in consideration of the sum of Ten Dollars, cash paid in hand by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Steven Mack Ramsey, unmarried**, hereinafter called the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto **Tanner J. Pancake and Victoria L. Pancake, Husband and Wife,and James J. Pancake a married man, Tenants in Common with Right of Survivorship**, hereinafter called the Grantees, their heirs and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s) 97, as shown on the map entitled Caldwell Country Estates, Section Two, of record in Plat Book 2663, Page 128, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Steven Mack Ramsey, unmarried, by Warranty Deed from Kyle Willis and Martha Ray Willis, husband and wife, of record on May 18,2018, at Instrument No. 20180518-0047675, Davidson County Register of Deeds.

This is property commonly known as 4921 Darlington Drive Nashville, TN 37211.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all 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 GRANTEE, forever. GRANTOR covenants with said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein. GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 2nd **day of July, 2020**:

Steven Mack Ramsey

STATE OF Georgia

COUNTY OF Forsyth

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Steven Mack Ramsey,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that said bargainor executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 2nd day of July, 2020:

Notary Public, S. Pasell

My Commission Expires: 09/04/2020

S. Pasell
Notary Public
Gwinnett County, Georgia
My Commission Expires Sept. 4, 2020

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$358,000.00**:

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THIS 8th DAY OF ~~June~~ July 9c, 2020.

Notary Public

My Commission Expires:

TONYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN
My Commission Expires August 30, 2021