WARRANTY DEED

Karen Johnson Davidson County
Batch# 435637 **DEEDWARR**
07/10/2020 03:23:30 PM 2 pgs
Fees: $13.00 Taxes: $888.00

20200710-0075802

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF JULY, 2020.

Notary Public

MY COMMISSION EXPIRES: 1/3/22

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

W-SB-C21-20-745

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)
Hunter Blair and Chelsea Blair	**Navy Federal Credit Union**	
(NAME) **745 Jaywood Drive**	(NAME) **PO Box 3326**	**063-16-0B-069.00-CO**
(ADDRESS) **Old Hickory, TN 37138**	(ADDRESS) **Merrifield, VA 22119**	
(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, **ERIC RAMEY AND LORI B. RAMEY AND FRANCES A. SMITH,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **HUNTER BLAIR AND CHELSEA BLAIR,** 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. 71 on the Plan of Planned Unit Development, Chitwood Downs of record in Plat Book 6900, Page (s) 550 through 552, inclusive as corrected by Certificate of Correction in Book 7462, page 445, and amended in Book 8181, page 112, now known as Hampton Park, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Lori B. Ramey and Eric Ramey, wife and husband and Frances A. Smith, an unmarried woman by Warranty Deed from Ferrecita L. Turner Hill, a married woman of record in Instrument No. 20151014-0104553 Register's Office for Davidson County, Tennessee, dated October 09, 2015 and recorded on October 14, 2015.

This conveyance is subject to:
- Taxes for the year 2020 and subsequent years.
- All matters shown on the Plan of record in Book 6900, Pages 550 through 552, inclusive, as corrected by Certificate of Correction recorded in Book 7462, Page 445, and amended in Book 8181, Page 112, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 7351, Page 852 amended in Book 7451, page 739 and Book 8336, page 393, Register's Office for Davidson County, Tennessee.
- Charter of Hampton Park Homeowner's Association of record in Book 8517, Page 762 and amended in Book 8833, page 216, in the Register's Office for Davidson County, Tennessee.
- Charter of Chitwood Homeowner's Association of record in Book 7431, Page 204, in the Register's Office for Davidson County, Tennessee.
- Easement (s) to Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 8657, Page 179, Book 11030, Page 737, Book 11030, Page 744, Book 11030, Page 743, Book 8739, Page 991 and Book 11030, page 785, in the Register's Office for Davidson County, Tennessee.
- Easement (s) to United States of America of record in Book 2247, Page 75, in the Register's Office for Davidson County, Tennessee.
- Easement(s) of record in Book 7460, Page 930, Book 7489, Page 515, Book 8007, Page 235 and Book 8951, Page 797, in the Register's Office for Davidson County, Tennessee.
- Quit Claim Deed for common areas to Hampton Park Homeowner's Association (fka Chitwood Downs Homeowners Association) of record in Book 8207, Page 276, in the 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: **745 Jaywood Drive, Old Hickory, Tennessee 37138**.

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 9th DAY OF JULY, 2020.

Eric Ramey

Lori B. Ramey

FRANCES A. SMITH by Eric Ramey
Frances A. Smith by Eric Ramey,
Attorney in Fact ATTORNEY IN FACT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ERIC RAMEY, 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 9th of July, 2020.

Notary Public
My Commission Expires: 5/3/21
(SEAL)

ADAM H JEFFERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LORI B. RAMEY, 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 9th of July, 2020.

Notary Public
My Commission Expires: 5/3/21
(SEAL)

ADAM H JEFFERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ERIC RAMEY, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of FRANCES A. SMITH, and who acknowledged he/she/they executed the same as the free act and deed of the said FRANCES A. SMITH.

Witness my hand and official seal, this the 9th of July, 2020.

Notary Public
My Commission Expires: 5/3/21
(SEAL)

ADAM H JEFFERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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