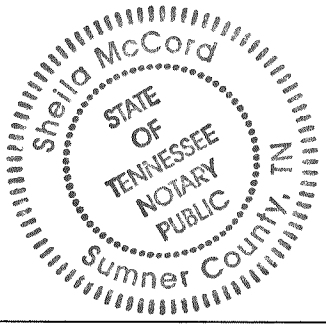
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $146,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF OCTOBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 3/1/23

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Richard N. Ramsey	Richard N. Ramsey	107 05 0A 137.00
(NAME)	(NAME)	
1421 Peppermint Lane	1421 Peppermint Lane	
(ADDRESS)	(ADDRESS)	
Nolensville, TN 37135	Nolensville, TN 37135	
(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 considerations, the receipt of which is hereby acknowledged, I/we **James Cale Jones, an unmarried man**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Richard N. Ramsey, and Jennifer Ramsey, husband and wife**, hereinafter called the GRANTEE(S), his/her/their 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 Unit No. 137 on the Plan of Five Oaks, formerly the Meadow, a Planned Unit Development of record in Plat Book 5200, Page 355, 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 James Cale Jones, an unmarried man by Warranty Deed from Cullen Ruadh Murphy, married, dated 01/07/2019 and recorded 01/07/2019, of record in Instrument 201901070001764, Register's Office for Davidson County, Tennessee; Further being the same property conveyed to Cullen Ruadh Murphy, unmarried by Warranty Deed from Robert F. Guratzsch, unmarried, dated 10/31/2006 and recorded 11/01/2006, of record in Instrument 200611010135330, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2020 have been paid, prorated as of the day of closing and assumed by the Grantee herein; Taxes for 2021 and subsequent years, a lien not yet due and payable; All matters shown on the plat of record in Plat Book 5200, Page 355, in the Register's Office for Davidson County, Tennessee; Covenants, conditions, easements and restrictions recorded in Book 5781, Page 563, Book 5784, Page 521, Book 5784, Page 563, Book 5757, Page 930, Instrument No. 201506250061297, and Instrument No. 201506250061298, Register's Office for Davidson County, Tennessee; Easement including terms and conditions thereof as recorded in Book 5766, Page 716, Register's Office for Davidson County, Tennessee; Easement including terms and conditions thereof as recorded in Instrument 200103120023241, Register's Office for Davidson County, Tennessee; Easement including terms and conditions thereof as recorded in Instrument 200103120023242, Register's Office for Davidson County, Tennessee; Easement including terms and conditions thereof as recorded in Instrument 200206050068054, Register's Office for Davidson County, Tennessee; Easement including terms and conditions thereof as recorded in Instrument 201301180006279, Register's Office

Karen Johnson Davidson County
Batch# 500433 DEEDWARR
10/22/2020 02:28:30 PM 3 pgs
Fees: $18.00 Taxes: $540.20
20201022-0123082

202010220123082

for Davidson County, Tennessee; Rights of others under the terms and conditions contained in the Charter of record in Book 5781, Page 598, Register's Office for Davidson County, Tennessee; Rights of others under the terms and conditions contained in the Charter of record in Book 5790, Page 798, Register's Office for Davidson County, Tennessee; Rights of others under the terms and conditions contained in the By-laws of record in Book 5781, Page 602, and Instrument No. 201602120013783, Register's Office for Davidson County, Tennessee.

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) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 137 Five Oaks Drive, Nashville, TN 37217

(House Number) (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 GRANTEE(S), his/her/their 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), his/her/their 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.

Effective the 21st day of October, 2020.

James Cale Jones

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James Cale Jones, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 21st day of October, 2020.

Notary Public:
My Commission Expires: 4/1/23

Sheila McCord STATE OF TENNESSEE NOTARY PUBLIC Sumner County, TN

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour, do here make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Tracey Trumphour

Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary public in and for the aforesaid county and state, the within named Tracey Trumphour, who acknowledges that this certification or an electronic document is true and correct and whose signature I have witnessed.

Liz Davis

Notary Public

My Commission Expires: 5-17-21

