20925

(1)
Box 36

File No. 250701141

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $84,860.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF JULY, 2005.

NOTARY PUBLIC AT LARGE
Jeremy H. Cherry
My Commission Expires
May 30, 2007
Notary Public
STATE OF TENNESSEE
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 07/29/05 14:03 3 pgs
Fees:18.00 Taxes:313.98
20050729-0089059

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David Randall Raamiah	SAME	086-11-A-68.00
(NAME) 403 Raintree Place	(NAME)	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) ,	
(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,
Aimee Gholson, unmarried, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
David Randall Raamiah ,unmarried, HEREINAFTER CALLED THE GRANTEE(S), HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson **COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:**

Being Unit No. 2, Building No. 10 in RAINTREE VILLAGE, (a condominium), created under Chapter 27, Title 64 of the Tennessee Code Annotated, and as established by a Master Deed of record in Book 4753, page 140, Register's Office for Davidson County, Tennessee and as shown on the Plat of Hermitage Woods Condominium Apartments, Phase II, of record in Book 4675, page 37, Register's Office for Davidson County, TN, to which said plan reference is hereby made for a more complete and accurate legal description thereof. Garage No. 10-2-G is a limited common element for the exclusive use of the occupant of said unit.

Being the same property conveyed to Larry D. Gholson and wife, Aimee Gholson by deed from Scott D. Hamlett, unmarried of record in Deed Book 10294, page 522 and filed for record on December 18, 1996 and further conveyed to Aimee L. Gholson by Quitclaim deed from Larry D. Gholson of record in Deed Book 10453, page 682 and filed for record on May 14, 1997, Register's Office for said County.

Restrictive Covenants of record in Deed Book 4743, Page 258, Register's Office of said County.

Master Deed as shown of record in Deed Book 4753, Page 140, Register's Office for said County.

Charter of Homeowner's Association as shown of record in Book 4753, Page 101, Register's Office for said County.

Subject to HOA dues, if any.

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 ☒ property, known as 403 Raintree Place, Hermitage, TN 37076

(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 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), HIS 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 25th day of July, 2005.

Aimee Gholson

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Aimee Gholson, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 25th day of July, 2005.

Commission expires: 1-23-06

Notary Public

File Number: 250701141

RETURN TO:

Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122



EXHIBIT A

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