box 8

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/04/09 12:09 2 pgs
Fees:13.00 Taxes:1184.00
20090204-0009555

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF FEBRUARY, 2009.

Notary Public

MY COMMISSION EXPIRES: 3-20-2010

(AFFIX SEAL)

DEBORAH H. BERRIE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, LLC, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lloyd H. Ramsey	SunTrust Mortgage, Inc.	103160B06500CO
(NAME)	(NAME)	
4215 Harding Pike #606	401 Commerce Street, Suite 6100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Nashville, TN 37219	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Christina Norris, as Administrator, c.t.a for the Estate of Mary Virginia T. Fischer**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Lloyd H. Ramsey and spouse, Marie-Luise E. 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:

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 606 of Windsor Tower Condominium, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 5200, page 71, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Mary V. Fischer, unmarried by warranty deed from George S. Allen and Robert H. Allen and Elizabeth Allen Kilpatrick, devisees under the Last Will and Testament of Cleo S. Allen, dated July 24, 1987 and recorded on July 31, 1987 of record in Book 7311, page 696, Register's Office for Davidson County, Tennessee. The said Mary V. Fischer has since died. The Will of Mary Virginia T. Fischer of record in Docket No. 08P-1961, in the Seventh Circuit Court, for Davidson County, Tennessee Probate Division, appointed Dina Sherree Fischer Wolfe and Julie Gayle Fisher, as Co-Executors, with full power. The said Gina Sherree Fischer Wolfe and Julie Gayle Fischer both declined to serve in that capacity and by Letters of Administration, c.t.a. Christina Norris was appointed administrator, c.t.a.

This conveyance is subject to: Taxes for 2009, and subsequent years; The Plan, with Owner's Certificate, of record in Book 5200, Page 71, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description.: The provisions of the condominium Master Deed of record in Book 5313, page 338, Book 8666, page 789, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters.

unimproved ☐

This is improved ☒ property, known as 4215 Harding Pike #606, Nashville, TN 37205

(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 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.

Witness my hand this 2nd day of February, 2009.

Christina Norris, as Administrator, c.t.a. for the Estate of Mary Virginia T. Fischer

Christina Norris, as Administrator,
c.t.a for the Estate of Mary Virginia T. Fischer

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 2nd day of February, 2009, before me the undersigned authority, personally appeared Christina Norris, as Administrator, c.t.a for the Estate of Mary Virginia T. Fischer, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Witness my hand and official seal at Franklin, Tennessee, this 2nd day of February, 2009.

Notary Public

My Commission Expires:_____

BRYAN D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN
My Commission Expires September 18, 2012