BILL GARRETT, Davidson County
Trans:T20090068500 DEEDWARR
Recvd: 10/07/09 10:39 2 pgs
Fees:13.00 Taxes:218.30
20091007-0093362

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $59,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of October, 2009.

Notary Public

MY COMMISSION EXPIRES: November 30, 2009.

(AFFIX SEAL)

J. TRENT LEHMAN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY TENNESSEE

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN ESCROW, LLC 214 Second Avenue North, Suite 103, Nashville, TN 37201

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Samuel J Ramage		09-11-A-097.00CO
(NAME) 515 Basswood Ave. Condominium J97	(NAME) NEW OWNER	
(ADDRESS) Nashville, TN 37209	(ADDRESS)	
(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, WE,

MARK M BROWN,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

SAMUEL J RAMAGE,

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:

Being Unit No. 97 as shown on the Plat of Rock Harbor Condominium of record in Book 6153, pages 463-466, Registers Office for Davidson County, Tennessee, together with an undivided interest in the common elements of Rock Harbor Condominium Association, all as described in Book 6153, Page 421, as amended in Book 6162, Pages 251-270, and restated in Book 6162, Page 251, and by Amendments in Book 6896, Page 661 and Book 7369, Page 206 said Register's Office.

Being the same property conveyed to Samuel J. Ramage and Mark M. Brown by deed from Mark Shinkarev and Zhanna Shinkarev of record in Instrument number 20040525-0061059 in said Registers Office. Also being conveyed to Samuel J. Ramage by Quitclaim Deed from Martha Anne Irwin, conveying her marital interest, if any, pursuant to court order, in Instrument No. 2005-1123-0142012, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 515 Basswood Ave. Condominium J97, Nashville, TN 37209

(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/our hand(s) this 2nd day of October, 2009.

Mark M Brown

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mark M Brown, the bargainor(s), 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 and official seal at Brentwood , Tennessee this 2nd day of October, 2009

Commission expires: November 30, 2009

Notary Public

