G#22451-8 BOX #14A

THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 29483-04-2010** **Record & Return To:** **John T. Cook, P.C.** **2927 Berry Hill Drive** **Nashville, TN 37204**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $238,000.00. Affiant Subscribed and sworn to before me this 18th day of June, 2010. Notary Public My Commission Expires

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY TENN.

My Commission Expires MAY 8, 2012

WARRANTY DEED

Address New Owner: Jason Hedrick 512 Cold Stream Place Nashville, TN 37221	**Send Tax Bills To:** **Well Fargo Home Mortgage** **P.O. Box 5708** **Springfield, OH 45501**	**Tax Information:** Map and Parcel No.: 155070B01800CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Brandon A. Ramo and wife, Stacie E. Ramo**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jason Hedrick** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 512 Cold Stream Place, Nashville, TN 37221.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 18th day of June, 2010.

Brandon Ramo

Stacie E Ramo by

Stacie Ramo
BY: Brandon A. Ramo, Attorney-In-Fact

BILL GARRETT, Davidson County
Trans:T20100038186 DEEDWARR
Recvd: 06/23/10 09:51 2 pgs
Fees:13.00 Taxes:880.60
20100623-0048935

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Brandon A. Ramo,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of June, 2010.

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY TENN.

Notary Public

My Commission Expires:

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRANDON A. RAMO, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-In-Fact for the said STACIE E. RAMO and is authorized by the said STACIE E. RAMO to execute this instrument on her behalf.

Witness my hand and Office, this 18th day of June, 2010.

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY TENN.

Notary Public

My Commission Expires:

My Commission Expires MAY 8, 2012

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 69 on the Plan of Revision No. 1, Final Plat of the Poplar Creek Estates, Phase V, Section "A" Subdivision (The Highlands of Allens Green) as of record in Plat Book 9700, page 784, revising Book 9700, page 390, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Brandon A. Ramo and wife, Stacie E. Ramo by deed dated 05/02/05 from Sirva Relocation, LLC, a Delaware Limited Liability Company of record in Instrument No. 20050510-0052673, Register's Office for Davidson County, Tennessee.

*
See below

This conveyance is made subject to:

1. 2010 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. Restrictive covenants contained in an instrument of record in Book 6804, page 536, Register's Office for Davidson, County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code; or (b) relates to handicap, but does not discriminate against handicapped persons).
3. Declaration of Covenants, Conditions and Restrictions for Highlands of Allens Green Homeowners' Association of record in Book 9472, page 824, Book 10425, page 93, Book 11356, page 662, Assignment of developers rights of record in Book 11249, page 763, and as Instrument No. 20040524-0060854, Register' Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons).
4. Charter of Incorporation of Highlands of Allens Green Homeowners' Association, Inc. of record in Instrument No. 20010412-0036264 and Instrument No. 20030513-0064544, Register's Office for Davidson County, Tennessee.
5. Charter of Incorporation of Highlands of Allens Green Homeowners' Association, Inc. of record in Book 10480, page 807, Register's Office for Davidson County, Tennessee.
6. All matters appearing on the Plan of record as Book 9700, page 390, revised in Book 9700, page 784, Register's Office for Davidson County, Tennessee.
7. Easement for sanitary sewer of record in Book 6613, page 533, and Book 6613, page 536, Register's Office for Davidson County, Tennessee.
8. Easement for public water lines of record in Book 4817, page 784, Register's Office for Davidson County, Tennessee.
9. Storm water detention agreement of record in Book 6613, page 705, Register's Office for Davidson County, Tennessee.

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This instrument is being executed on behalf of Stacie E. Ramo, pursuant to a Power of Attorney executed by her on the 18th day of May, 2010, of record in Instrument No. 20100623-0048934, Register's Office for Davidson County, Tennessee.