WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20100056390 DEEDWARR
Recvd: 09/08/10 14:33 2 pgs
Fees: 13.00 Taxes: 1442.63

20100908-0071543

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $389,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6 DAY OF AUGUST, 2010.

Notary Public

MY COMMISSION EXPIRES: 5-20-14
(AFFIX SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Claude O. Ramer, II	CITYHFE LENDING GROUP	Map 131-8-D
(NAME) 102 Park Glen	(NAME) P.O. Box 11701	Parcel 102 CO
(ADDRESS) Nashville, TN 37204	(ADDRESS) Newark, NJ 07101-4701	
(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, **MELANIE S. FRANCIS LAMBROU, MARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CLAUDE O. RAMER, II AND SAMUEL C. RAMER,*** 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: **as tenants in common

Land in Davidson County, Tennessee, being Unit No. 102 on the Plan of Park Glen Condominiums of record in Plat Book 6250, page 188, also being shown as Exhibits "C" and "D" to the Master Deed of record in Book 6578, page 379, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Melanie S. Francis by deed from Timothy J. Jeffus of record in Instrument #20060522-0059674, said Register's Office. Melanie S. Francis has since married and is now known as Melanie S. Francis Lambrou.

Chris Lambrou joins in executing this deed to convey any marital interest he may have in said property.

This conveyance is subject to (a) 2010 real property taxes; (b) all matters appearing on the plan of record in Book 6250, page 188, said Register's Office; (c) restrictive covenants of record in Book 9473, page 900 and Instrument #20020314-0032069, said Register's Office; and (d) Master Deed and Bylaws of record in Book 6413, page 475 and Book 6578, page 379, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 102 Park Glen, Nashville, Tennessee 37204
(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.

*amended in Book 9473, Page 900 and Instrument Number 20020314-0032069

Witness my hand this 30 day of August, 2010.

Melanie S. Francis Lambrou

Melanie S. Francis Lambrou

Chris Lambrou

Chris Lambrou

STATE OF KANSAS
COUNTY OF JOHNSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Melanie S. Francis Lambrou and Chris Lambrou, the bargainor, 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 and official seal at De Soto (city), Kansas (state) this 30th day of August, 2010.

Commission expires:

Karen L Evans
Notary Public

Karen L. Evans
Notary Public - State of Kansas
My Appt. Expires 2/24/2014