| WARRANTY DEED | STATE OF TENNESSEE<br>COUNTY OF Davidson<br>THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00<br>Affiant<br>SUBSCRIBED AND SWORN TO BEFORE ME THIS 2nd day of November, 2010<br>Notary Public<br>MY COMMISSION EXPIRES: 7/3/12<br>(AFFIX SEAL) |
|---|---|

Return TO:
Foundation Title & Escrow, LLC
30 Burton Hills Blvd, Suite 175
Nashville, TN 37215

KELLY A. CALLAGHAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

**THIS INSTRUMENT WAS PREPARED BY**
Foundation Title & Escrow, LLC, 30 Burton Hills Blvd, Suite 175, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBER |
|---|---|---|
| Steve Rammer, Peggy Rammer | Synovus Mortgage Corporation | 06112014400 |
| (NAME) | (NAME) | |
| 1307 Plymouth Avenue | 2204 Lakeshore Drive, Suite 325 | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37216 | Birmingham, AL, 35209 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in 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/WE, **Thomas Lee Sanders**, unmarried, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Steve Rammer and wife, Peggy Rammer**, 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:

**Land in Davidson County, State of Tennessee, described as follows, to-wit:**

**Land in Davidson County, Tennessee, being Lot No. 21 on the Map showing in the Re-Subdivision of certain lots in Eastdale Place, as of record in Book 974, Page 22, Register's Office for Davidson County, Tennessee. Being more particularly described according to a survey by J. Bruce Rainey, Surveyor #823, dated May 5, 2010 and known as Job No. 10-0029, as follows:**

**Beginning at an iron pin found in the northerly right-of-way of Plymouth Avenue at the Southeast corner of the herein-described tract and the Southwest corner of the Opal & Charles Dunaway property of record in Instrument No. 20070831-0104767, R.O.D.C., TN. Thence from said POINT OF BEGINNING, along the northerly right-of-way of Plymouth Avenue (40 feet R.O.W.), North 58 degrees 52 minutes 01 seconds West 60.01 feet to an iron pin found at the Southeast corner of the Wesley J. Brooks et ux property of record in Book 1345, Page 574 R.O.D.C., TN. Thence leaving the right-of-way of Plymouth Avenue, with the line of Brooks, North 30 degrees 14 minutes 49 seconds East 179.68 feet to an iron pipe found in the northerly line the Mark A Clark et ux property of record in Instrument No. 20030924-0141489, R.O.D.C., TN.**

**Thence with said line South 59 degrees 07 minutes 05 seconds East 60.05 feet to an iron pin found at the Northwest corner of Dunaway; Thence with Dunaway's line, South 30 degrees 15 minutes 34 seconds West 179.94 feet to the POINT OF BEGINNING.**

BILL GARRETT, Davidson County
Trans:T20100073235 DEEDWARR
Recvd: 11/18/10 11:14 2 pgs
Fees:13.00 Taxes:536.50
20101118-0092373

**BEING** the same property conveyed to Thomas Lee Sanders by Special Warranty Deed from CitiMortgage, Inc., authorized by resolution of its board of directors or otherwise, by and through its duly authorized Attorney in Fact National Default REO Services, a Delaware Limited Liability Company, d/b/a First American Asset Closing Services ("FAACS") by virtue of the authority granted in a power of attorney filed for record at Instrument No. 20061004-0122951, Register's Office of Davidson County Tennessee, said Special Warranty Deed dated May 10, 2010 and recorded in Instrument No. 20100602-00424428, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1307 Plymouth Avenue, Nashville, TN 37216

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, has 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 our hands this **2nd** day of **November, 2010**

Thomas Lee Sanders

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, **Thomas Lee Sanders**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **2nd** day of **November, 2010**

Notary Public

My commission expires: 7/3/12

KELLY ANN CHILDRESS-HAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON