THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 12040735** BILL GARRETT, Davidson County Trans:T20120038446 DEEDWARR Recvd: 05/25/12 08:21 2 pgs Fees:13.00 Taxes:1613.20 20120525-0045301	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $436,000.00. Affiant Subscribed and sworn to before me, this 24th day of May, 2012. Notary Public My Commission Expires: My Commission Expires September 9, 2014 AMBER DUNN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: J. Thomas Martin and Bonita P. Martin 804 Cherry Laurel Court Nashville TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 131060H01600CO

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, **Daniel W. Ramer and Colleen O. Ramer, Husband and Wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **J. Thomas Martin and wife, Bonita P. Martin**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 94, PLAN OF PHASE 1, VILLAGE OF CHERRY GLEN, as shown on plat of record in Plat Book 9700, Page 66, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Daniel W. Ramer and wife, Colleen O. Ramer by Warranty Deed from Alice M. Richards and husband, Richard D. Richards, recorded on the 2nd day of August, 2007 in Instrument No. 20070802-0092113, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2012 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PLAN OF PHASE 1, VILLAGE OF CHERRY GLEN, as recorded in Plat Book 9700, Page(s) 66; PUD Boundary Plat recorded in Plat Book 9700, Page 182 and BURTON HILLS - TRACT 16 recorded in Plat Book 6900, Page 55.

Covenants, Conditions and Restrictions as recorded in Book 6517, Page 522, Book 9882, Page 739, Book 10318, Page 92, Book 10594, Page 695, Book 11186, Page 932, Book 11323, Page 247 and Instrument No. 20011206-0134252.

Charter of Homeowners Association recorded in Book 9983, Page 930.

Easement for Driveway Turnarounds and Ingress-Egress, recorded in Book 8919, Page 779.

Agreement recorded in Book 9827, Page 416.

This is improved property located at 804 Cherry Laurel Court Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 this 24th day of May, 2012.

Daniel W. Ramer

Colleen O. Ramer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Daniel W. Ramer and Colleen O. Ramer, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of May, 2012.

Notary Public
My Commission Expires: _____

NICHOLAS S. AKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 3, 2015