(1)

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF WILLIAMSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $305,000.00 AFFIANT SUBSCRIBED AND SWORN TO ME ON THE 13TH DAY OF JULY, 2012. NOTARY PUBLIC MY COMMISSION EXPIRES

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 03-27-2016

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 12-04448 RAMER

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Henry S. Ramer and Linda M. Ramer	SAME	16-11A-101.00 CO
9 Ashington Lane		
Brentwood, TN 37027		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

LINDA M. MCLEMORE

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

HENRY S. RAMER AND LINDA W RAMER,* HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is property known as 9 Ashington Lane, Brentwood, TN 37027

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 hand on the 13th day of July, 2012.

Linda M. McLemore

John S. Williamson, III

BILL GARRETT, Davidson County
Trans: T20120052262 DEEDWARR
Recvd: 07/16/12 14:27 2 pgs
Fees: 13.00 Taxes: 1128.50
20120716-0062423

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, LINDA M. MCLEMORE AND JOHN S. WILLIAMSON, III the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 12th day of July, 2012.

Notary Public

My Commission Expires:

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 03-27-2016

* Linda W. Ramer

12-04448 RAMER

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 101 on the Plan of Hemmingwood, Phases I, II, III and IV, of record in Plat Book 6900, Pages 6, 7 and 8, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed by Warranty Deed from William H. Harlow and wife, Sharlene Harlow to Linda M. McLemore as recorded on the 4th day of June, 2010 in Instrument No. 20100604-0043438 and Warranty Deed from William Wehby and wife, Candace Wehby to William H. Harlow and wife, Sharlene Harlow as recorded on the 18th day of November, 2002 in Instrument No. 20021118-0142804, in the Register's Office of Davidson County, Tennessee.

**Linda M. McLemore having since married and is nka Linda McLemore Williamson
***John S. Williamson, III joins in this conveyance to convey any and all interest in this property.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

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

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PLAN OF PHASES I, II, III & IV, HEMMINGWOOD, as recorded in Plat Book 6900, Page(s) 6, 7 and 8, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, Conditions and Restrictions recorded in Book 6730, Page 329, Book 6892, Page 540, Book 6925, Page 269, Book 6948, Page 268, Book 7269, Page 387 and Book 7474, Page 205 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

e. Charter of Homeowners Association recorded in Book 6704, Page 373, Book 7496, Page 163 and Book 8762, Page 169.

f. Easement for Ingress/Egress, recorded in Book 7310, Page 777.

g. Easement for Sanitary Sewer/Storm Drainage, recorded in Book 10170, Page 584.

h. Storm Water Detention Agreement recorded in Book 6728, Page 673.

i. Conveyance of Common Area recorded in Book 6962, Page 404 and Book 7207, Page 84.