BILL GARRETT, Davidson County
Trans:T20120084108 DEEDWARR
Recvd: 11/05/12 09:13 3 pgs
Fees:18.00 Taxes:534.65
20121105-0101424

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
2 Cadillac Drive
Brentwood, TN 37027

ADDRESS NEW OWNER:
Guy M. Kammerer
422 Summit Ridge Place
Nashville, Tennessee 37215

SEND TAX BILL TO:
NEW OWNER

MORTGAGEE:
Wells Fargo Bank, N.A.
4101 Wiseman Blvd. Bldg 108
San Antonio, TX 78251

MAP	**131-5**
GROUP	**B**
PARCEL	**422.00co**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Phyllis Renee Hooper, unmarried,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Guy M. Kammerer and Kathy J. Kammerer, husband and wife**, 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:

See Attached Exhibit "A"

Being the same property conveyed to Phyllis Renee Hooper, unmarried by deed dated December 28, 1990 from Clarence Sutherland joined by his spouse, Suscan C. Sutherland of record in Book 8265, page 363, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2012 and subsequent years.

This is **improved** property known as **422 Summit Ridge Place, Nashville, Tennessee 37215.**

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, GRANTOR does covenants with the said GRANTEES that she is 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, GRANTOR, does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and 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 my hand this the **29th** day of **October, 2012.**

Phyllis Renee Hooper

Phyllis Renee Hooper

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Phyllis Renee Hooper, unmarried**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 29th day of October, 2012.

Mary Joe Hartz

NOTARY PUBLIC

MARY JOE HARTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 5/3/2016

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $144,500.00.

AFFIANT

Subscribed and sworn to before me on this 29th day of October, 2012.

NOTARY PUBLIC

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 01/07/2013

My Commission Expires January 7, 2013

EXHIBIT "A"

BEING Apartment Unit No. 422 of Four Seasons Condominium created under Title 66, Chapter 27, Sections 101 et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record at Book 6841, page 349, as amended at Book 6847, page 122, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in said Master Deed, all of which is incorporated herein and reference is hereby made to same for a complete identification and description of said Unit.

BEING the same property conveyed to Phyllis Renee Hooper by deed dated December 24, 1990, from Clarence Sutherland and wife, Susan C. Sutherland, of record in Book 8265, page 363, Register's Office for Davidson County, Tennessee.