(8)

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130028983 DEEDWARR
Recvd: 04/10/13 08:19 2 pgs
Fees:13.00 Taxes:407.00

20130410-0035232

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00

Colleen Newcomb
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF APRIL, 2013.

Notary Public

MY COMMISSION EXPIRES: 1-14-14
(AFFIX SEAL)

MELANIE D. DURAND NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY, TN My Comm. Exp. January 9, 2014

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ronald L. Kramer Sr.	Same as new owner	095-05-0-B-079.00 CO
(NAME) 2120 Lebanon Pike, #53	(NAME)	
(ADDRESS) Nashville, TN 37210	(ADDRESS)	
(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, We, **Christy Shadowens Wilson, married and Carolyn L. Viveiros, married,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ronald L. Kramer, Sr., a single man,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Unit No. 53 on the Master Deed of Easthaven Townhomes, as of record in Instrument Number 20010806-0083543, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Christy S. Shadowens, unmarried and Carolyn L. Viveiros, married, by Warranty Deed from Laura J. Neece, unmarried, dated February 27, 2008, of record in Instrument No. 20080229-0020321, Register's Office for Davidson County, Tennessee.

The above-described tract or parcel of land is not the primary residence of Christy Shadowens Wilson, nor has it ever been the residence of her spouse, nor has it been the primary residence of Carolyn L. Viveiros, nor her spouse.

This conveyance is subject to the following: Taxes for the year 2013, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Instrument No. 20010806-0083543; Restrictions of record in Instrument No. 20010806-0083543; Instrument No. 20020709-0082357; Instrument No. 20030425-0055753; Instrument No. 20031007-0147961 and Instrument No. 20040419-0043570; Articles of Incorporation/Charter of record in Instrument No. 20010806-0083542 and Instrument No. 20020709-0082356; Easement for roadways and parking spaces of record in Instrument No. 20031007-0147962; Easement for sanitary sewer/storm drainage/water mains of record in Instrument No. 20040319-0031672; Easement for transmission line of record in Book 1163, page 638 and Book 1207, page 513; Deed of conveyance to Homeowners Association for common areas of record in Instrument No. 20020709-0082358, re-recorded in Instrument No. 20020710-0083021; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 2120 Lebanon Pike, Unit 53, Nashville, TN 37210

(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.

Witness our hands this 5th day of April, 2013.

Christy Shadowens Wilson

Christy Shadowens Wilson

Carolyn L. Viveiros, by Christy Shadowens Wilson, her attorney-in-fact

Carolyn L. Viveiros, by Christy Shadowens Wilson, her.
Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Christy Shadowens Wilson, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 5th day of April, 2013.

Notary Public

My Commission Expires: 1-19-14

MELANIE D. DURARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN
My Commission Expires: January 19, 2014

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Christy Shadowens Wilson, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the Attorney-in-Fact for Carolyn L. Viveiros, the within named bargainor, and that she as such Attorney-in-Fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Carolyn L. Viveiros, the within named bargainor by the said Christy Shadowens Wilson as such Attorney-in-Fact.

Witness my hand and official in Franklin, Tennessee, this 5th day of April, 2013.

Notary Public

My commission expires: 1-19-14

MELANIE D. DURARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN
My Commission Expires: January 19, 2014