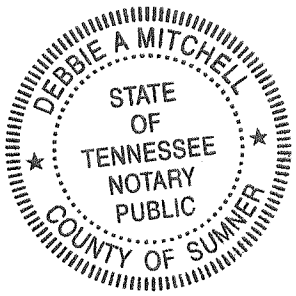
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of July, 2013.

Debbie A. Mitchell
Notary Public

MY COMMISSION EXPIRES: 4/19/2017

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 390 Mallory Station Road, Suite 107, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mary Kate Summar	SunTrust Mortgage, Inc	142-05-0A-004.00
(NAME)	(NAME)	Davidson County DEEDWARR Recvd: 07/30/13 08:52 3 pgs Fees:18.00 Taxes:481.00 **20130730-0078948**
107 Plantation Court	901 Semmes Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Richmond, VA 23224	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Samuel J. Ramage, Executor of The Estate of Katherine Ramage Love**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Mary Kate Summar**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. A-4, together with Carport A-4-C, on the plan of RIVER PLANTATION, SECTION 2, Condominium Apartments of record in Plat Book 4460, Pages 136-137, Register's Office for said County and being further established by the Master Deed of record in Book 4661, Page 334 and amended and restated in Instrument No. 20120828-0077603, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in said Master Deed, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.

Being the same property conveyed to Katherine Ramage Love by Warranty Deed dated June 16, 2000, from Lloyd A. McKelvey, Unmarried, and filed for record on June 21, 2000, in Instrument No. 20000621-0061728, Register's Office for said County, Tennessee. The said Katherine Ramage Love, having since died on September 19, 2012, and all rights and interest in above described property, since conveyed to Samuel J. Ramage, Executor of The Estate of Katherine Ramage Love by virtue of Last Will and Testament of Katherine R. Love filed of record on December 7, 2012, in Docket No. 12P-1856, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division.

Subject to all matters as set forth on the boundary plat of record in Plat Book 4460, Page 80, Register's Office for Davidson County, Tennessee. Master Deed and By-Laws of record in Deed Book 4661, Page 334 and Amended in Book 4691, Page 906, Book 6354, Page 676, Book 6436, Page 389, Instrument No. 20120828-0077595, and Instrument No. 20120828-0077603, Register's Office of said County. Grant of Easement to Comcast of Nashville as shown of record in Instrument No. 20130517-0050159, Register's Office for said County. Charter of the Homeowner's Association of record in Instrument No. 20100408-0026710 ad Amended in Instrument No. 20110831-0067570, Register's Office for Davidson County, Tennessee. Subject to Homeowner's Association

Dues.

This conveyance is further subject to (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, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 107 Plantation Court, Nashville, TN 37221
(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 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 this 26th day of July, 2013.

Samuel J. Ramage
EXECUTOR OF ESTATE OF KATHERINE RAMAGE LOVE

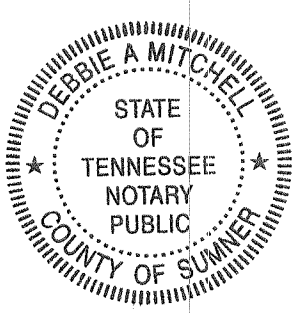
Samuel J. Ramage, Executor of the Estate
of Katherine Ramage Love

State of Tennessee
County of Williamson

Personally appeared before me Samuel J. Ramage, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 26th day of July, 2013.

Debbie A. Mitchell
Notary Public
My Commission Expires: 4/19/2017



RETURN TO:
Stewart Title Company Tennessee Division
390 Mallory Station Road, Suite 107
Franklin, TN 37067

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

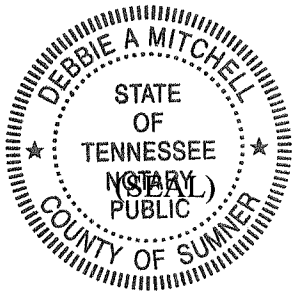
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Debbie A. Mitchell, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Debbie A. Mitchell
Notary Public

My Commission Expires: 4/19/2017