File # G-25598-8 Box 14

THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***307,000.00.

Affiant

BILL GARRETT, Davidson County
Trans:T20130107130 DEEDWARR
Recvd: 12/26/13 15:08 2 pgs
Fees:13.00 Taxes:1135.90
20131226-0130069

TIFFANY CARVALHO STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Subscribed and sworn to before me this 20th day of December, 2013.

Notary Public

My Commission Expires: 9/11/17

ADDRESS OF NEW OWNER

Terri L. Ramsey
5607 Kendall Drive
Nashville, Tennessee 37209

SEND TAX BILLS TO

Bank of America, N/A
c/o PHH Mortgage
1 Mortgage Way
Mount Laurel, NJ 08054

MAP & PARCEL NOS.

MAP 103-06-0
PARCEL 122.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Three Hundred Seven Thousand and 00/100 Dollars ($***307,000.00) cash in hand paid, the receipt of which is hereby acknowledged, I, Elise Loehr, unmarried, (hereinafter called the "GRANTOR"), have bargained and sold, and by these presents do transfer and convey unto Terri L. Ramsey, an unmarried woman, (hereinafter called the "GRANTEE"), her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 43 on the Plan of Brookside Courts Addition No. 2 of record in Plat Book 1835, Page 47, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to Elise Loehr, unmarried, by Warranty Deed dated June 16, 1997, from Francis James Steinbrenner and wife, Jennifer G. Steinbrenner, of record as Instrument No. 20001009-0100286 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 5607 Kendall Drive, Nashville, Tennessee 37209.

TO HAVE AND TO HOLD the aforesaid real estate, together with any and all appurtenances and improvements thereunto belonging to the said GRANTEE, her heirs and assigns, in fee simple, forever.

GRANTOR COVENANTS with the said GRANTEE 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, except as follows:

1. Real estate taxes for 2104 and all future years which have been assumed by the Grantee herein. The current year taxes having been paid and closing and prorated between the parties herein.

2. Matters, if any, shown on the Plan of Brookside Courts Addition No. 2 of record in Book 1835, page 47, Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds herself, her heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the GRANTOR has executed this instrument on this the 20th day of December, 2013.

Elise Loehr

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Elise Loehr, the bargainor, 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 this 20th day of December, 2013.

Notary Public

My Commission Expires: 8.21.17

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY