BILL GARRETT, Davidson County
Trans:T20140003543 DEEDWARR
Recvd: 01/16/14 10:04 2 pgs
Fees:13.00 Taxes:2312.50
20140116-0004403

This Instrument Prepared By:
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

Return To:
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

Warranty Deed

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO:
Philip W. Sibley 120 Abbottsford Nashville, TN 37215	Same	117-13-0-B 062.00CO

For good and valuable consideration received, **Elaine Ramer, Administrator of the Estate of Hal Reed Ramer,** by these presents does transfer and convey by Order of the Probate Court of Davidson County, Tennessee, being Docket No. 10P-359, unto the Grantee, **Philip W. Sibley**, all of the right, title and interest in and to that certain tract or parcel of land in Davidson County, Tennessee, belonging to **Hal Reed Ramer**, described as follows:

Land in Davidson County, Tennessee, being Lot No. 120, on the plan of Phase One of Abbottsford, a Planned Unit Development, as shown on plat of record in Plan Book 6250, Pages 419-421, as corrected in Book 6771, Page 683 and Book 6800, Page 164, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Hal Reed Ramer, unmarried by Warranty Deed from J W Bilyeu, d/b/a Belle Meade Realtors, dated and filed for record on June 4, 1996 in Book 10072, Page 164, Register's Office for Davidson County, Tennessee.

Said Property is conveyed subject to any and all restrictions and easements of record including those listed in:
1) Plat Book 6250, Pages 419-421, Book 6771, Page 683, Book 6800, Page 164, Register's Office for Davidson County, Tennessee.
2) Restrictions of record in Book 6478, Page 177, Register's Office for Davidson County, Tennessee.
3) Declaration of Covenants, Conditions and Restrictions of record in Book 6537, Page 303, Register's Office for Davidson County, Tennessee.
4) Restated and Amended Declaration of Covenants, Conditions and Restrictions and Bylaws of record in Book 8106, Page 1, as amended of record in Instrument 200103300030930, said Register's Office. Said By-Laws were amended of record in Book 8627, Page 254 and Book 9381, Page 876, Register's Office for Davidson County, Tennessee.
5) Stormwater Detention Agreement of record in Book 6555, Page 328, Register's Office for Davidson County, Tennessee.
6) Charter of Homeowners Association of record in Book 6548, Page 213, Register's Office for Davidson County, Tennessee.
7) Quitclaim Deed to the Homeowner's Association of record in Book 7175, Page 761, Register's Office for Davidson County, Tennessee.

This is improved property known as 120 Abbottsford, Nashville, TN 37215.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, his heirs and assigns forever. And the Grantor covenants with the Grantee that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that same is unencumbered except as stated above. And the Grantor does further covenant and bind herself as Administrator of the Estate of Hal Reed Ramer, its heirs and assigns, to warrant and forever

defend the title to said land to the Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

Witness my hand this 10th day of January, 2014.

Elaine Ramer, Administrator

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 10th day of January 2014, before me personally appeared, Elaine Ramer, Administrator of the Estate of Hal Reed Ramer to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the forgoing instrument on behalf of the Estate of Hal Reed Ramer, and acknowledged that she executed the same as her free act and deed and for the purposes described herein.

Witness my hand and official seal, at the office, this 10th day of January 2014.

My commission expires: 1-9-16

Notary Public

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $625,000.00.

Affiant

Subscribed and sworn to before me this 10th day of January 2014.

Notary Public

My Commission Expires: 1-9-16

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY