PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

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Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans:T20140094245 DEEDWARRSP
Recvd: 12/17/14 08:51 2 pgs
Fees:13.00 Taxes:1628.00
20141217-0115177

W & I Ref: (DKM) Title No.: 57056
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Eberhard F. Ramm Nancy J. Jackson 4106 Estes Rd. 5B Nashville, TN 37215	New Owner

TAX MAP PARCEL NUMBERS: 116160A01000CO

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$440,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Melba Russell Blevins, Successor Trustee of the Virginia Caylor Russell Trust**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Eberhard F. Ramm and Nancy J. Jackson, husband and wife**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 5B of The Garden, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 5800, page 57 and further shown on Exhibit "B" to amendments to the Master Deed of record in Book 5679, page 91 and Book 5810, page 171, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to W. P. Russell, Sr. and wife, Virginia C. Russell by Warranty Deed from Creason Clayton and wife, Gania Clayton, dated April 6, 1981, recorded on April 7, 1981, of record in Book 5729, page 763, Register's Office for Davison County, Tennessee. The said W. P. Russell, Sr. has since died. By Quitclaim Deed dated July 22, 2002, recorded July 31, 2002, of record in Instrument No. 20020731-0092052, corrected by Instrument No. 20110502-0033187, said Register's Office, subject property was conveyed to Virginia Caylor Russell, as Trustee of the Virginia Caylor Russell Trust.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2015, and subsequent years; The Plan, with Owner's Certificate, of record in Book 5800, page 57 and further shown on Exhibit "B" to amendments to the Master Deed of record in Book 5679, page 91 and Book 5810, page 171, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description. The provisions of the condominium Master Deed of record in Book 5537, Page 793, amended in Book 5679, Page 91, and Book 5810, Page 171, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessment, liens and other matters.

This is improved property, known as 4106 Estes Road, 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 said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons claiming by or through the acts of Grantor while in title to the property.

WITNESS THE EXECUTION HEREOF this 15th day of December, 2014.

Melba Russell Blevins, Trustee

Melba Russell Blevins, Successor Trustee of the
Virginia Caylor Russell Trust

State of Tennessee

County of Davidson

On this 15th day of December, 2014, before me the undersigned authority, personally appeared Melba Russell Blevins, Successor Trustee of the Virgina Caylor Russell Trust, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Diane K. Mann

Notary

My Commission Expires: _____

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-24-2017

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $440,000.00.

Affiant

Sworn and subscribed before me this 15th day of December, 2014.

J Anderson

Notary

My Commission Expires: 9/10/18

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018