Davidson County DEEDWARR
Recvd: 02/03/15 11:24 3 pgs
Fees:18.00 Taxes:617.90
20150203-0010014

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $167,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS 30TH DAY OF JANUARY, 2015. Notary Public MY COMMISSION EXPIRES: 3-25-18 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 9175 Carothers Parkway, Ste. 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Thomas W. Goldman and Melissa P. Goldman, husband and wife	Thomas W. Goldman and Melissa P. Goldman	173 09 0A 118.00
(NAME)	(NAME)	
7315 Althorp Way	7315 Althorp Way	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville, TN 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Sixty-Seven Thousand And No/100 Dollars ($167,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Aimee Gapultos Ramos, a married woman, formerly known as Aimee Gapultos,** hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Thomas W. Goldman and Melissa P. Goldman, husband and wife**, hereinafter called the Grantees, their heirs and 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 Lot No. 8, on the Plan of Revision One, Section Two, Lenox Village, of record in Instrument No. 20020731-0091872, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Aimee Gapultos by Warranty Deed from Kelley R. Allen dated June 22, 2006 and recorded July 05, 2006 as Instrument No. 20060705-0080308, in said Register's Office for Davidson County, Tennessee.

Luis Enrique Ramos, husband of Aimee Gapultos Ramos, hereby joins in this conveyance for the sole purpose of conveying any and all right, title and interest he may have in and to the subject property by reason of his marital status or otherwise.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

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unimproved ☐

This is improved ☒ property, known as 7315 Althorp Way, Nashville, TN 37211

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, has 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 30th day of January, 2015.

Aimee Gapultos Ramos by Diane Crawford, Attorney-in-Fact

Aimee Gapultos Ramos by Diane Crawford Attorney In Fact

Luis Enrique Ramos by Diane Crawford, Attorney-in-Fact

Luis Enrique Ramos by Diane Crawford Attorney In Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Diane Crawford, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Aimee Gapultos Ramos, as her Attorney In Fact, under Power of Attorney bearing Instrument No. 20150203-0010012, Register's Office for Davidson County, Tennessee, and who acknowledged the execution of the same to be the free act and deed of Aimee Gapultos Ramos, under said Power of Attorney.

Witness my hand and official seal at office in Franklin, Tennessee, this the 30th day of January, 2015.

Notary Public

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Diane Crawford, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Luis Enrique Ramos, as his Attorney In Fact, under Power of Attorney bearing Instrument No. 20150203-0010013, Register's Office for Davidson County, Tennessee, and who acknowledged the execution of the same to be the free act and deed of Luis Enrique Ramos, under said Power of Attorney.

Witness my hand and official seal at office in Franklin, Tennessee, this the 30th day of January, 2015.

Notary Public

My Commission Expires:

File Number: FRN-150232

True Copy Certification

I, Connie Buchanan, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Connie Buchanan

Connie Buchanan

State of Tennessee/ County of Wilson SS:

Personally appeared before me, Shelly M. Smith, a notary public for this County and State, Connie Buchanan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018

Shelly M Smith

Shelly M. Smith