THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 14122590**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $589,000.00. Affiant Subscribed and sworn to before me, this 31st day of March, 2015. Notary Public My Commission Expires: 9/10/18

BILL GARRETT, Davidson County
Trans:T20150026077 DEEDWARR
Recvd: 04/08/15 09:55 2 pgs
Fees:13.00 Taxes:2179.30
20150408-0030778

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

WARRANTY DEED

Address New Owner: David L. Haverkamp and Frank X. Haverkamp 2503 Belmont Blvd Nashville TN 37212	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 10416029900

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Eberhard F. Ramm and Nancy J. Jackson, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **David L. Haverkamp and Frank X. Haverkamp, as joint tenants with rights of survivorship** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being the Southerly half of Lot No. 179 on the Plan of Belmont Land Company's property, called Belmont Heights, as of record in Book 421, Page 34, Register's Office for said county. Said part of Lot No. 179 fronts 50 feet on the Westerly Side of Belmont Boulevard and runs back between parallel lines 175 feet to an alley.

Being the same property conveyed to Eberhard F. Ramm and Nancy J. Jackson, husband and wife by Quitclaim Deed from Eberhard Ramm, recorded on the 19th day of April, 2013 in Instrument No. 20130419-0038929, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BELMONT LAND CO'S PLAN, as recorded in Plat Book 421, Page(s) 34.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

This is improved property located at 2503 Belmont Blvd Nashville TN 37212

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 31st day of March, 2015.

Eberhard F. Ramm

Nancy J. Jackson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Eberhard F. Ramm and Nancy J. Jackson, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of March, 2015.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018