State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $160,000.00.

Shelli Jenkins
Affiant

Subscribed and sworn to before me, this 13th day of October, 2015.

Notary Public:
My Commission Expires:

MELISSA J. BUTCHKO-TURECKI
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY, TENN
My Comm. Expires 8-27-18

BILL GARRETT, Davidson County
Trans:T20150088624 DEEDWARR
Recvd: 10/19/15 09:48 2 pgs
Fees:13.00 Taxes:592.00
20151019-0105883

WARRANTY DEED

This Instrument Prepared By: Highland Title, LLC, 700 Johnny Cash Parkway, Hendersonville, TN 37075		
Name and Address and New Owner: Sandy Owen 228 Wyndom Ct. Goodlettsville, TN 37072	Send Tax Bills To: New Owner	Map/Parcel Number: 026060A01300CO

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Debbie Ramage**, unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Sandra Ann Owen, a single woman, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Lot No. 13 on the Resubdivision of the Townhomes at Windsor Green, Phase 1B, of record in Plat Book 8250, Page 995, as amended and revised in Instrument No. 20010813-0086903, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Debbie Ramage by Warranty Deed from Dial Properties, LLC, dated November 21, 2002, recorded December 17, 2002 in Instrument No. 20021217-0155129, Register's Office for Davidson County, Tennessee.

Durable Specific Power of Attorney for Debbie Ramage being recorded simultaneously.

This property is subject to:

Any and all plats, easements, restrictions, and other matters of record.

Subject to conditions, easements, restrictions, and/or building set-back lines that appear on the plat of record in Plat Book 8250, Page 995, as amended and revised in Instrument No. 20010813-0086903, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments, building set-back lines, and liens provided in the Covenants, Conditions and Restrictions of record in Book 6406, Page 929, Book 8329, Page 290, and Book 8650, Page 41, Register's Office for Davidson County, Tennessee.

This property is a part of a Planned Unit Development, subject to rights of others in and to common areas/elements, subject to lien for special assessment contained in DCCR's/Master Deed and HOA dues, if any.

Charter for Homeowners Association of record in Book 6396, Page 542, and Book 8192, Page 65, Register's Office for Davidson County, Tennessee.

The 2015 taxes have been paid by the Grantor and have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as: 228 Wyndom Ct., Goodlettsville, TN 37072

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. Grantors covenant with said Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and encumbrances of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Witness my/our hand(s) this the 13th day of October, 2015.

Debbie Ramage, by Jeff Morris, Her Attorney in Fact

Debbie Ramage, by Jeff Morris, Her
Attorney in Fact

State of Tennessee)
County of Sumner)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named Jeff Morris, as Attorney in Fact for Debbie Ramage, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 13th day of October, 2015.

Commission Expires: 10/24/2017

Edie Sutherland

Notary Public: Edie Sutherland

