File Box 24B

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150089033 DEEDWARR
Recvd: 10/20/15 09:04 3 pgs
Fees:18.00 Taxes:410.70
20151020-0106344

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $111,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of October, 2015

Notary Public

MY COMMISSION EXPIRES: 11-3-15

ANN MARIE LUCK NOTARY PUBLIC TENNESSEE DAVIDSON COUNTY (AFFIX SEAL) MY COMMISSION EXPIRES: November 3, 2015

THIS INSTRUMENT WAS PREPARED BY:
Title Escrow of Brentwood, Inc., 5111 Maryland Way, Ste. 205, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Dano Ramovich	Dano Ramovich	09400005300
(NAME)	(NAME)	
912 Spence Enclave Court	912 Spence Enclave Court	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	Nashville, TN 37210	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Charles G. White,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Dano Ramovich,** 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:

SEE EXHIBIT "A" ATTACHED HERETO

unimproved ☐

This is improved ☑ property, known as 1616 Lebanon Pike, Nashville, TN 37210
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, have 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 my/our hands this 16th day of October, 2015.

Charles G. White

State of Tennessee
County of Davidson

Personally appeared before me Charles G. White, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 16th day of October, 2015.

Notary Public _____

My Commission Expires: _____

File No.: 2015-118

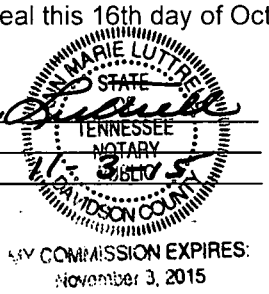


EXHIBIT "A"
LEGAL DESCRIPTION

A tract of land in the Third, formerly the Fifteenth Civil District of said County, Being Lo No. 1 on the plan of Gilbert Logue's tract, not of record, described according to a survey made by Z. T. Wilkinson, Surveyor, July 1, 1946, as follows:

Beginning at a point on the northerly margin of Lebanon Pike, the southeast corner of a tract of land owned by J. F. Gotschall; thence with the northerly margin of said Lebanon Pike South 64 deg. 45' East 50 feet to a point, the southwest corner of Lot No. 2 on said plan; thence with the line between Lot Nos. 1 and 2 northwardly 185 feet to a point in the southern boundary line of Lot No 6 in said plan; thence with the southern boundary line of said Lot No. 6 North 67 deg. 30' West 125.5 feet to a point in the eastern boundary line of said Gotschall tract; thence with said Gotschall's eastern boundary line South 3 deg West 195.5 feet to the beginning.

INCLUDED IN THE ABOVE DESCRIPTION, BUT SPECIFICALLY EXCLUDED FROM THIS CONVEYANCE is that portion of the property conveyed to the State o Tennessee for the use and benefit of the Department of Transportation by Right-of-Way Deed for Highway Purposes of record in Book 5253, page 207, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Charles G. White by deed from Ricky Eugene Tenpenny dated 11/4/05, of record in Instr. No. 20051115-0138049, Register's Office for Davidson County, Tennessee.

All taxes for 2015 prorated and assumed by the Grantee:
Subject to the Right-of-Way granted the State of Tennessee, Department of Transportation for Highway Purposes as set out in Book 5253, page 207, said Register's Office.
Subject to any and all leases not of public record. Said unrecorded lease assumed by the Grantee.
This property is being sold as is, where is.