WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150092142 DEEDWARR
Recvd: 10/29/15 09:48 2 pgs
Fees:13.00 Taxes:407.00
20151029-0110036

O-PAR-15-214

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00.

Vera Ringo
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF OCTOBER, 2015.

Notary Public

MY COMMISSION EXPIRES: 8/20/19
(AFFIX SEAL)

NATHAN KEITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Vera Ringo	**New Owner**	
(NAME)	(NAME)	**142-04-0A-129.00**
214 Old Hickory Blvd Apt 129		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **SARA MANGRUM-OBERMEYER (F/K/A SARA N. MANGRUM), MARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **VERA RINGO, UNMARRIED,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 129 on the Plan of Belle Forest Condominium Apartments, a Horizontal Property Regime, of record in Plat Book 5200, page 167, Register's Office for Davison County, Tennessee, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Sara N. Mangrum, unmarried by Warranty deed from Thomas C. Scott, Trustee of record in Book 5457, page 89, Register's Office for Davidson County, Tennessee, dated June 27, 1979 and recorded on June 28, 1979. The said Sara N. Mangrum having since married and is now known as Sara Mangrum-Obermeyer.

NOTE: PETER OBERMEYER JOINS IN THE EXECUTION OF THIS INSTRUMENT FOR THE PURPOSE OF CONVEYING HIS INTEREST, MARITAL OR OTHERWISE, IN THE ABOVE DESCRIBED PROPERTY.

This conveyance is subject to:
- Taxes for the year 2015 a lien, due and payable, but not delinquent.
- Subject to all matters shown on the Plan of record in Plat Book 5200, Page 167, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 5438, Page 699 , Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 5438, Page 742, amended in Book 6082, Page 866, Instrument No. 20020321-0034877 and Instrument No. 20120125-0006973, Register's Office for Davidson County, Tennessee.
- Charter of record in Book 5460, Page 987, Register's Office for Davidson County, Tennessee.
- Articles of Incorporation of record in Book 6551, Page 78, Register's Office for Davidson County, Tennessee.
- Easement Agreement of record in Book 5074, Page 945, Register's Office for Davidson County, Tennessee.
- Sewer Easement to Harpeth Valley Utilities District of record in Instrument No. 20000915-0091869, in the Register's Office for Davidson County, Tennessee.
- Belle Forest Leasing Rules of record in Instrument No. 20120125-0006973 and in Instrument No. 20150618-0058446, in the Register's Office for Davidson County, Tennessee.
- Driveway and Utility Easement of record in Instrument No. 20130708-0070348, in the Register's Office for Davidson County, Tennessee.
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
- Subject to the flow of any creeks, streams, or branches across subject property.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **214 Old Hickory Blvd Apt 129 , Nashville, Tennessee 37221**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hand(s) this the 27th DAY OF OCTOBER, 2015.

Sara Mangrum-Obermeyer

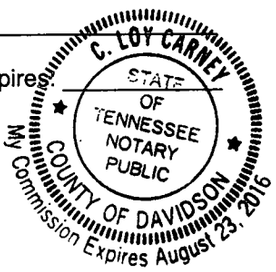
Peter Obermeyer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SARA MANGRUM-OBERMEYER AND PETER OBERMEYER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27th of October, 2015.

Notary Public
My Commission Expires:
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212