File Box 24B

This Instrument Prepared By:
TITLE ESCROW OF BRENTWOOD, INC.
5111 Maryland Way, Ste. 205
Brentwood, TN 37027
(615)221-0032

BILL GARRETT, Davidson County
Trans:T20160021025 DEEDWARRSP
Recvd: 03/15/16 09:52 3 pgs
Fees:18.00 Taxes:845.45
20160315-0024354

ADDRESS NEW OWNER:
Dano Ramovich
222 Fesslers Lane
Nashville, TN 37210

SEND TAX BILL:
New Owner

MAP AND PARCEL:
103080A00300CO

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $228,500.00

Cheryl Graham
AFFIANT

Subscribed and sworn to before me this 14th day of March, 2016.

A B Waddell
NOTARY PUBLIC

ANN B. WADDELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 10/12/19

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and no/100 ($10.00), cash in hand paid by the Grantees and other good and valuable considerations accepted, the receipt and sufficiency of which is hereby acknowledged, **Victor Coode and Charles Michael Coode, Co-Executors for the Estate of Joseph Anderson Coode,** pursuant to the Last Will and Testament of Joseph Anderson Coode of record in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No.15P-1684, has this day bargained and sold, and do hereby transfer and convey unto **Dano Ramovich and Emil Ramovich, as tenants in common with rights of survivorship**, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION, INCORPORATED HEREIN
This is improved property known 4425 Westlawn Drive, #A-101, Nashville, TN 37209.

And now **Victor Coode and Charles Michael Coode, Co-Executors for the Estate of Joseph Anderson Coode,**. for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby convey all of their interest unto the said **Dano Ramovich and Emil Ramovich as tenants in common with rights of survivorship**, forever; and Grantor(s) covenant with the said Grantee(s) that the same is conveyed subject to such limitations and restrictions as may affect the premises. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 14th day of March, 2016.

Estate of Joseph Anderson Coode

By: _____
Victor Coode, Co-Executor

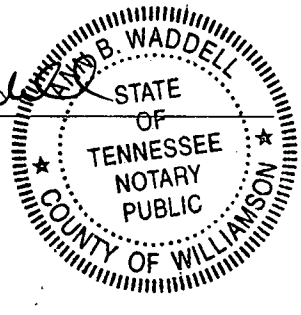
By: _____
Charles Michael Coode, Co-Executor

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **Victor Coode and Charles Michael Coode,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that the as **Co-Executors for the Estate of Joseph Anderson Coode,** pursuant to the Last Will and Testament of record in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 15P-1684. the bargainor, and as such Administrator, being so authorized by said court, executed the within Deed for the purposes therein contained.

Witness my hand and official seal this the 14th day of March, 2016.

_____
NOTARY PUBLIC



My Commission Expires: 10/12/19

EXHIBIT "A"
LEGAL DESCRIPTION

File No.: 2016-021

Being Unit A-101, Westlawn Green, of record in Plat Book 5200, pages 20-24, Register's Office for Davidson County, Tennessee, to which reference is hereby made.

Being the same property conveyed to Joseph A. Coode by deed from Fairways Associates, Ltd. dated 5/17/78, of record in Book 528, page 125, Register's Office for Davidson County, Tennessee. Joseph A. Coode a/k/a Joseph Anderson Coode died on August 10, 2015, testate, his Last Will and Testament being admitted to the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 15P-1684. Said Will directed the Co-Executors to have full power to convey his property without the joinder of any beneficiaries.

This conveyance is subject to 2016 taxes, prorated and assumed by the Grantee, all matters as set out on the plan of record in Book 5200, pages 20-24; The premises herein conveyed is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as same is set out in Section 66-27-101 et seq., of the Tennessee Code Annotated, and is subject to the provision and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interests in favor of other unit owners and all sewer, water, electrical, telephone, cable and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Westlawn Green of record in Book 5238, page 863, said Register's Office.