**THIS INSTRUMENT WAS PREPARED BY**

Bankers Title & Escrow Corp.
5107 Maryland Way, Ste. 115
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20160030904 DEEDWARR
Recvd: 04/15/16 13:38 4 pgs
Fees:23.00 Taxes:495.43
20160415-0036504

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **133,900.00**.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF April, 2016.

Notary Public

MY COMMISSION EXPIRES: 10/18/16

(AFFIX SEAL)

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Helena Coster Hofma | | MAP |
| 2120 Lebanon Pike Unit 53 | SAME | PARCEL 095-05-0B-079.00-CO |
| Nashville TN 37210 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Sandra L. Kramer, Ronald Lee Kramer, Jr., Gloria Toth, Cynthia L. Wallace, Karen Hickox and Jack Kramer**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Helena Coster Hofma, unmarried**

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:

Land in Davidson County, Tennessee, being Unit No. 53, as depicted on Exhibit "A-2" of the Declaration of Covenants, Conditions and Restrictions establishing the Easthaven Townhomes, a Planned Unit Development, of record in Instrument No. 20010806-0083543, as amended in Instrument No. 20020709-0082357, Instrument No. 20030425-0055753, Instrument No. 20031007-0147961 and Instrument No. 20040419-0043570, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Ronald L. Kramer, Sr., a single man by Warranty deed from Christy Shadowens Wilson, married and Carolyn L. Viveiros, married of record in Instrument No. 20130410-0035232 Register's Office for Davidson County, Tennessee, dated April 05, 2013 and recorded on April 10, 2013. The said Ronald L. Kramer Sr. having since died testate on December 15, 2015. The Last Will and Testament of Ronald L. Kramer Sr. devised the property to Sandra L. Kramer, Ronald Lee Kramer Jr., Gloria Toth, Cynthia L. Wallace, Karen Hickox and Jack Kramer. (See Estate of Ronald L. Kramer Sr., 7th Circuit Court for Davidson County, Probate Division, Case No. 16P66).

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **2120 Lebanon Pike, Unit 53, Nashville, TN 37210-2440.**

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 _____ hand( ) this the 14th day of April, 2016.

Sandra L. Kramer

Sandra L. Kramer

Ronald Lee Kramer, Jr. Ronald Lee Kramer, Jr.
Sandra L. Kramer, Attorney-in-Fact
BY: Sandra L. Kramer, Attorney-in-Fact

Gloria Toth Gloria Toth
Sandra L. Kramer, Attorney-in-Fact
BY: Sandra L. Kramer, Attorney-in-Fact

Cynthia L. Wallace Cynthia L. Wallace
Sandra L. Kramer, Attorney-in-Fact
BY: Sandra L. Kramer, Attorney-in-Fact

Karen Hickox Karen Hickox
Sandra L. Kramer, Attorney-in-Fact
BY: Sandra L. Kramer, Attorney-in-Fact

Jack Kramer Jack Kramer
Sandra L. Kramer, Attorney-in-Fact
BY: Sandra L. Kramer, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Sandra L. Kramer** the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that she executed the within instrument of the purposes therein contained.

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

My Commission expires 10/18/16 Notary Public

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Sandra L. Kramer** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of **Ronald Lee Kramer, Jr.**, as his Attorney in Fact, as the free act and deed of the within named **Ronald Lee Kramer, Jr.**.

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

My Commission expires 10/18/16 Notary Public

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Sandra L. Kramer** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of **Gloria Toth,** as her Attorney in Fact, as the free act and deed of the within named **Gloria Toth**.

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

My Commission expires 10/18/16 Notary Public

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Sandra L. Kramer** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of **Cynthia L. Wallace,** as her Attorney in Fact, as the free act and deed of the within named **Cynthia L. Wallace**.

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

My Commission expires 10/18/16 Notary Public

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Sandra L. Kramer** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of **Karen Hickox,** as her Attorney in Fact, as the free act and deed of the within named **Karen Hickox**.

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

My Commission expires 10/18/16 Notary Public

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Sandra L. Kramer** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of **Jack Kramer,** as his Attorney in Fact, as the free act and deed of the within named **Jack Kramer**.

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

My Commission expires 10/18/16

Notary Public



SAMUEL F. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY